

Planning and Environment Act 1987

MURRINDINDI PLANNING SCHEME

AMENDMENT C70

PLANNING PERMIT APPLICATION 1/2019/192/1

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Murrindindi Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of R & B Creighton.

Land affected by the Amendment

The Amendment applies to 5 Plantation Lane, Alexandra, indicated in the following map.



The Amendment is a combined planning permit application and planning scheme amendment under section 96A of the Act.

The planning permit application applies to 5 Plantation Lane, Alexandra.

What the amendment does

The Amendment rezones the land from General Residential 1 to Low Density Residential.

The planning permit application seeks approval for the use and development of the land as a cattery.

The planning permit is attached as a separate document to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment and planning permit application are required to:

- Rezone land to align with the zoning of nearby residential land further to the south along Plantation Lane.
- Allow a planning permit application to be made for the use of cattery under the Low Density Residential Zone. The use of cattery falls under the planning scheme definition of 'domestic animal boarding' (coming under the broader definitions of 'domestic animal husbandry' and 'animal husbandry'), which is a prohibited use under the current General Residential 1 Zone but can be considered through an application for planning permit under the proposed Low Density Residential Zone.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- *Providing for the fair, orderly, economic and sustainable use and development of land:*
The proposal provides for a sound planning that facilitates both the economic and sustainable use of the subject land.
- *Balancing the present and future interests of all Victorians:*
The proposal balances and provides for both present and future interests of the landowners, Alexandra township and the general community.
- *Ensuring sound, strategic planning and coordinated action at State, regional and municipal levels:*
The proposal provides sound and coordinated planning at a local level for the Alexandra township.
- *Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels:*
Social, environmental and economic policies have been considered and met at local, regional and state levels.
- *Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land:*
Social, environmental and economic effects have been considered and met. The proposal will not cause any adverse environmental effects and will result in positive economic benefits.
- *Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes:*
The proposal facilitates the potential use and development of land that achieves the objectives of planning in Victoria and the strategic policy directions outlined in the Murrindindi Planning Scheme.

How does the Amendment address any environmental, social and economic effects?

The amendment has fully addressed environmental, social and economic effects and overall will result in positive outcomes for these effects for both the landowner and community.

The amendment will have no significant effect on the environment as it only amends the type of residential zoning. The proposed planning permit will not affect the environment as the proposed use is confined to be within an existing building with no works proposed that will affect the environment.

The amendment and proposed planning permit will have positive social effects as they will enhance services available to the Alexandra township and the general community.

The amendment and proposed planning permit will have positive economic benefits as they will enhance economic activity for the landowners, the Alexandra township and the general community.

Does the Amendment address relevant bushfire risk?

The amendment and planning permit application meet relevant bushfire risk.

While the Bushfire Management Overlay applies to the land affected by the amendment and planning permit application, bushfire risk will not be increased by either the proposed rezoning of the land or application. The planning permit application is only for use and no development requiring referral to the Country Fire Authority under the Bushfire Management Overlay.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

How does the Amendment support or implement the Planning Policy Framework and any adopted planning policy?

The amendment complies with and implements the Planning Policy Framework of the Murrindindi Planning Scheme. Overall, the proposal supports and implements all existing strategic directions outlined in the framework for settlement, environment, economic, social and infrastructure issues.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment complies with and implements the Municipal Planning Strategy outlined in the Murrindindi Planning Scheme. Overall, the proposal supports and implements all existing strategic directions outlined in the framework for settlement, environment, economic, social and infrastructure issues, including the following settlement strategies:

Council seeks to develop its established townships and settlements by:

- *Supporting each township as the focus of residential, commercial, community and service hub for its surrounding area.*
- *Concentrating development in locations free from environmental constraints, where environmental values are protected and the level of community safety is improved.*

The proposal complies with the Alexandra Framework Plan under Clause 02.04 (Strategic Framework Plans) which indicates the land as being within the 'township boundary', with no specific zoning being listed for the land.

The Amendment does not seek to amend any strategic directions in the Municipal Planning Strategy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions, in this case to change the zoning of the land. A rezoning of land is the only means to make this intended change.

How does the Amendment address the views of any relevant agency?

There is no specific relevant agency that has required pre-amendment / permit consultation.

As an adjoining landowner / manager, the Department of Environment, Land, Water and Planning will be directly notified of this amendment proposed planning permit and will have an opportunity to make a formal submission to it.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment is not considered to have a significant impact on the transport system. The amendment does not propose any rezoning or overlay changes that would affect the transport system.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment and planning permit will have no impact on the resources and administrative costs of Murrindindi Shire. The amendment includes a proposed specific planning permit for a particular use. Fees for both the amendment and planning permit have been paid by the applicant.

Where you may inspect this Amendment

The Amendment and planning permit are available for public inspection, free of charge, during office hours at the following places:

Murrindindi Shire Council
Perkins Street
Alexandra 3714

Murrindindi Shire Council
Website: msc@murrindindi.vic.gov.au

The Amendment and planning permit can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment and planning permit may make a submission to the planning authority. Submissions about the Amendment and planning permit must be received by **[insert submissions due date]**

A submission must be sent to:

Murrindindi Shire Council
PO Box 138

ALEXANDRA, VIC, 3714

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**

- panel hearing: [insert panel hearing date]

Planning Permit 2016/2

Form 9

PLANNING PERMIT

Permit No. 2019/192
Planning Scheme Murrindindi Planning Scheme
Responsible Authority Murrindindi Shire Council

GRANTED UNDER SECTION 96I OF THE
PLANNING AND ENVIRONMENT ACT 1987

ADDRESS OF THE LAND:

5 Plantation Lane, Alexandra; Crown Allotment 30J, Parish of Alexandra

THE PERMIT ALLOWS:

Use and development of the land for a cattery (domestic animal boarding) and associated works.

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

NO ALTERATION TO LAYOUT

1. The use and development allowed under this permit must be sited and constructed in accordance with the endorsed plan/s and must not be altered without the written consent of the responsible authority. The use of cattery allowed under this permit is confined to the existing shed indicated as 'proposed cattery' on the endorsed plan, to the satisfaction of the responsible authority.

CAT LIMITS

2. The cattery allowed under this permit is limited to a maximum of twenty (20) cats at any one time.

WASTEWATER MANAGEMENT

3. All waste from the permitted use must be stored and disposed of in accordance with the requirements of the Environment Protection Authority and the responsible authority, to the satisfaction of the responsible authority. Prior to the commencement of the use allowed under this permit, an agreement must be in place to dispose of animal waste at the Alexandra Landfill.

GENERAL AMENITY

4. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities to or from the land;
 - (b) appearance of any building, works or materials;

Date issued:

Signature for the
Responsible Authority _____

Planning Permit 2016/2

- (c) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil;
 - (d) presence of vermin; or
 - (e) otherwise.
5. The subject land and building to be used as a cattery must be kept in a neat and tidy condition at all times with the appearance of the land and shed not adversely affecting the amenity of the locality, to the satisfaction of the responsible authority.

VEHICLE ACCESS AND CAR PARK CONSTRUCTION

1. Prior to the commencement of the use allowed under this permit, areas set aside for parked vehicles and internal driveway indicated on the endorsed plan/s must be:
- (b) Constructed and properly formed to such levels that they can be used in accordance with the plans.
 - (c) Surfaced to an all-weather sealcoat or surfaced with crushed rock or gravel;
 - (d) Properly drained;
 - (e) Adequately defined to indicate each of the two required car spaces and internal driveway;
- all to the satisfaction of the responsible authority. Following construction, these works must maintained to the satisfaction of the responsible authority.
2. A minimum of two car parking spaces must be provided for the use allowed under this permit. Car parking areas and internal driveway for the use allowed under this permit must be kept available for these purposes at all times, to the satisfaction of the responsible authority.

PARKING SIGNS

8. Prior to the commencement of the use allowed under this permit, a sign/s must be provided directing drivers to the areas set aside for car parking, to be located and maintained to the satisfaction of the responsible authority.

ADVERTISING SIGNS

9. Signage indicated on endorsed plan/s must be constructed and maintained to the satisfaction of the Responsible Authority.

LIGHTING

10. Outdoor lighting, where provided, must be designed, baffled and located so that no direct light is emitted outside the boundaries of the subject land, to the satisfaction of the responsible authority.

FIRE FIGHTING

11. Prior to the commencement of the use allowed under this permit, a static tank of 5,000 litres with CFA fittings is to be provided for bushfire fighting purposes only, to the satisfaction of responsible authority in conjunction with the Country Fire Authority.

Date issued:

Signature for the
Responsible Authority _____

Planning Permit 2016/2

**DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING
CONDITIONS**

12. No polluted and/or sediment laden run-off is to be discharged directly or indirectly into the adjoining Crown land.
13. Colours for all external building materials should preferably be compatible with the surrounding natural environment (e.g. pale eucalypt, river gum green, siege or saltbush).
14. Parks Victoria will not be responsible for any future tree lopping, destruction or removal required on the adjoining Crown land as a result of potential impacts to future developments. Any tree maintenance works undertaken on the adjoining Crown land are subject to additional approvals from Parks Victoria and will be at the private landholder's expense.
15. The proposed development is not likely to change existing fire protection practices on the adjoining Crown land. Bushfire protection measures, including the siting, design and construction of buildings, vegetation management, water supply and access must be implemented and managed within the property.

PERMIT EXPIRY DATE

12. This permit will expire if one of the following circumstances applies:
 - The development is not completed within two years of the date of this permit.
 - The use is not commenced within two years of the date of this permit.The responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months afterwards.

NOTATIONS:

1. Prior to the commencement of the use of the land as a cattery, a separate agreement is required to dispose of animal waste at the Alexandra Landfill.
2. Prior to the commencement of the use of the land as a cattery, the use must be registered with Murrindindi Shire Council as a Domestic Animal Business, which must comply with the provisions of the *Domestic Animals Act 1994*, as amended.
3. Emergency management procedures will be addressed and incorporated into the Domestic Animal Business Registration for the cattery.

Department of Environment, Land, Water and Planning note

4. The landowner must comply with the *Code of Practice for the Operation of Breeding and Rearing Businesses (2014)*.

THIS PERMIT HAS BEEN AMENDED AS FOLLOWS:

Date issued:

Signature for the
Responsible Authority _____

Planning Permit 2016/2

<i>Date of amendment</i>	<i>Brief description of amendment</i>	<i>Name of responsible authority that approved the amendment</i>
[date]	[full proposal]	Murrindindi Shire Council

DRAFT

Date issued:

Signature for the Responsible Authority _____

IMPORTANT INFORMATION ABOUT THIS PERMIT

WHAT HAS BEEN DECIDED?

The Responsible Authority has issued a permit. The permit was granted by the Minister under section 96I of the **Planning and Environment Act 1987** on approval of Amendment No. C57 to the Murrindindi Planning Scheme.

WHEN DOES THE PERMIT BEGIN?

The permit operates from a day specified in the permit being a day on or after the day on which the amendment to which the permit applies comes into operation.

WHEN DOES A PERMIT EXPIRE?

1. A permit for the development of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development requires the certification of a plan of subdivision or consolidation under the **Subdivision Act 1988** and the plan is not certified within two years of the issue of a permit, unless the permit contains a different provision; or
 - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the **Subdivision Act 1988**.
2. A permit for the use of land expires if—
 - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit; or
 - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if—
 - the development or any stage of it does not start within the time specified in the permit; or
 - the development or any stage of it is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit; or
 - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development: or
 - the use is discontinued for a period of two years.
4. If a permit for the use of land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the **Planning and Environment Act 1987**, or to any combination of use, development or any of those circumstances requires the certification of a plan under the **Subdivision Act 1988**, unless the permit contains a different provision—
 - the use or development of any stage is to be taken to have started when the plan is certified; and
 - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry.

WHAT ABOUT REVIEWS?

- In accordance with section 96M of the **Planning and Environment Act 1987**, the applicant may not apply to the Victorian Civil and Administrative Tribunal for a review of any condition in this permit.



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Clear Form

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:


OR


B Crown Allotment No.: Section No.:


Parish/Township Name:

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

 **For what use, development or other matter do you require a permit? ***

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 **Estimated cost of any development for which the permit is required ***

Cost \$


 You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		
Unit No.:	St	
Suburb/Locality:		
Contact information		
Business phone:		
Mobile phone:		
Contact person's details*		
Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Name:		
Title:		First Name: Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Owner's Signature (Optional):		Date:
		day / month / year

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Date:

day / month / year

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 09543 FOLIO 747

Security no : 124073541130S
Produced 21/08/2018 04:52 pm

LAND DESCRIPTION

Land in Plan of Consolidation 156724.
PARENT TITLES :
Volume 09050 Folio 733 to Volume 09050 Folio 734
Created by instrument CP156724 02/03/1984

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
REBEKAH LEE SHANKS of 29 RIALTON AVENUE BLACKBURN NORTH VIC 3130
AQ711611U 08/02/2018

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ711612S 08/02/2018
INDIGENOUS BUSINESS AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE CP156724 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3912 WHITTLESEA-YEA ROAD FLOWERDALE VIC 3717

DOCUMENT END



Imaged Document Cover Sheet

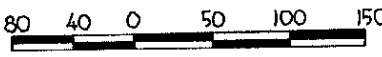
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Document Type	Plan
Document Identification	CP156724
Number of Pages (excluding this cover sheet)	1
Document Assembled	14/06/2019 08:23

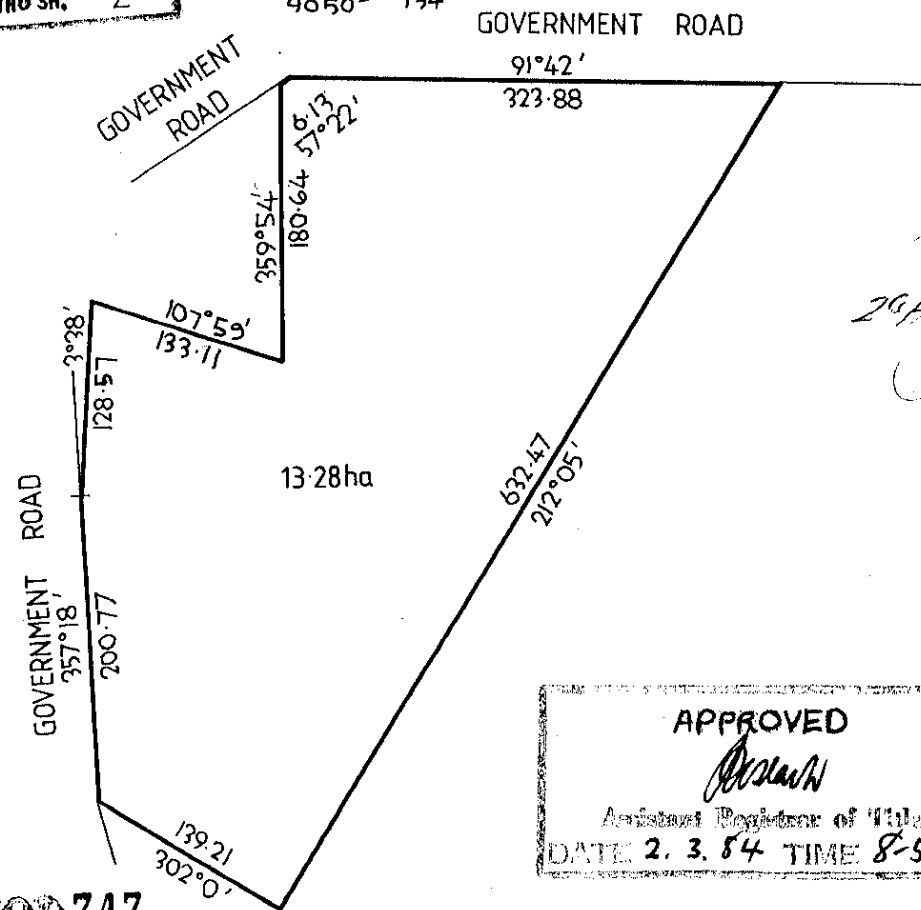
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PLAN OF CONSOLIDATION OF:
 PART OF CROWN ALLOTMENT 215E
PARISH OF YEA
COUNTY OF ANGLESEY
 SCALE OF METRES 

LITRO SH. 2 V. 9050 - F.733
9050 - 734



*Accepted
 Fees \$43.
 29/ Plan 1
 16.1.84.*

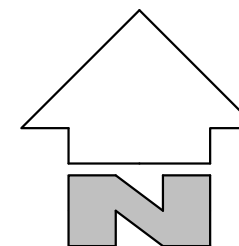
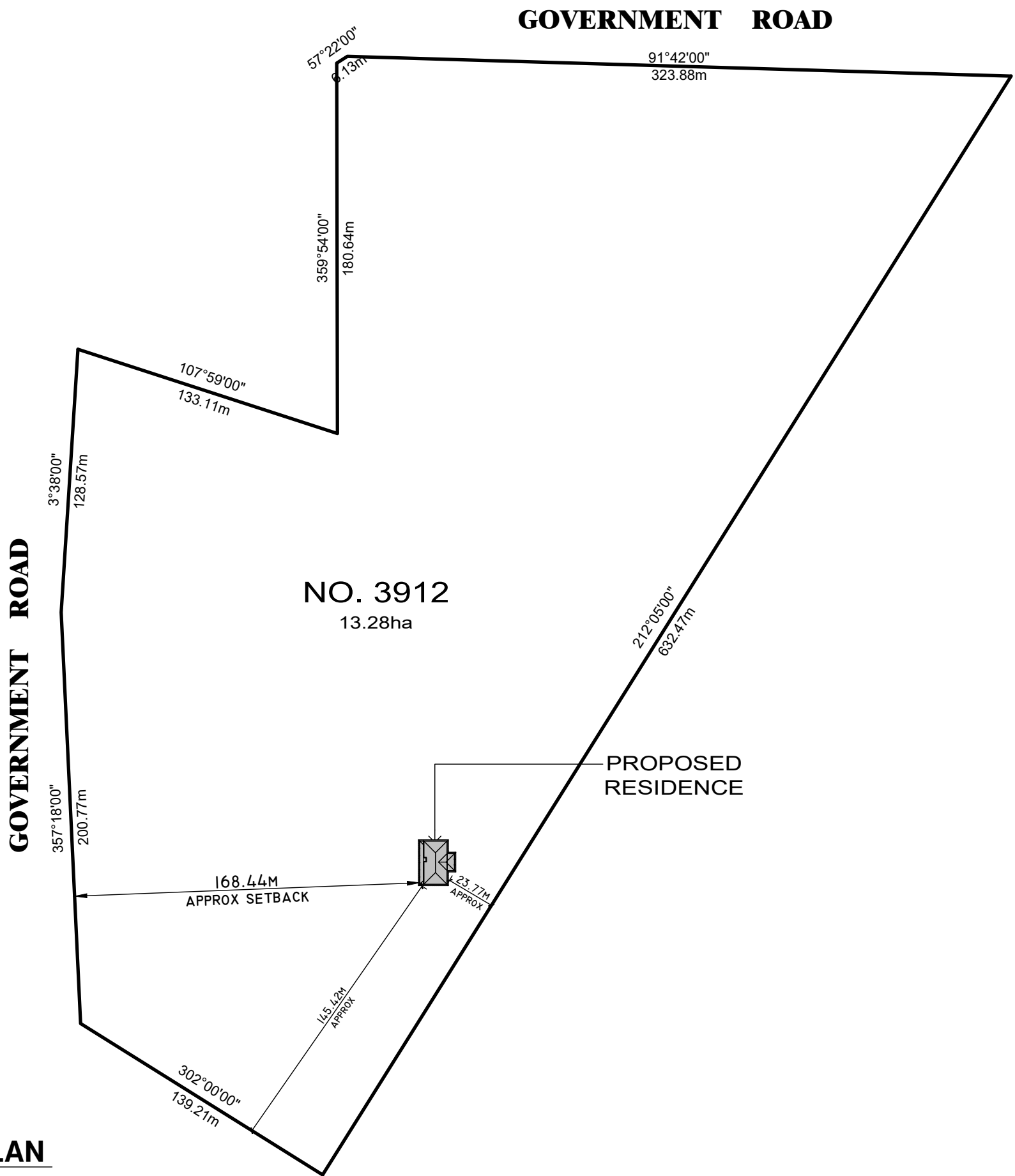
APPROVED
[Signature]
 Assistant Registrar of Titles
 DATE 2. 3. 84 TIME 8-55

9543700747

CONSENT OF COUNCIL	SURVEYOR'S CERTIFICATION
<p>SEALED PURSUANT TO THE PROVISIONS OF SECTION 569 AB OF THE LOCAL GOVERNMENT ACT.</p> <p>Pursuant to the provisions of Section 569AB of the Local Government Act, the Common Seal of the President, Councillors & Ratepayers of the Shire of Yea was affixed hereto this 3rd day of November, 1983, in the presence of:</p> <p><i>[Signature]</i> Shire President</p> <p>Councillor <i>[Signature]</i></p> <p>Shire Secretary <i>[Signature]</i></p>	<p>I certify that this plan has been made by me or under my immediate personal supervision and accords with title.</p> <p><i>[Signature]</i> Licensed Surveyor</p> <p>5th day of October 19.83</p>

breese pitt dixon pty. ltd. 299 auburn road, hawthorn, 3123

ORIGINAL L.W. 5-10-83 T3



SITE PLAN NOTE:
 BUILDER TO VERIFY ALL BOUNDARY DIMENSIONS PRIOR TO SETTING OUT.

NO BUILDING WORKS ARE TO ENCROACH OVER THE TITLE BOUNDARY INCLUSIVE OF ANY EQUIPMENT USED ON, OVER, UNDER OR IN AIR SPACE OF THE ADJOINING PROPERTIES WITHOUT OBTAINING ADJOINING OWNERS CONSENT VIA PROTECTION WORKS NOTICES PURSUANT TO PART 7 OF THE BUILDING ACT 1993 AND & BUILDING REGULATION 602.

DRAINER MUST REFER TO START WORK NOTICE FOR SEWER POINT LOCATION.

SEWERAGE AND SULLAGE TO CONNECT TO SEWERAGE MAIN AS DIRECTED BY LOCAL AUTHORITIES.

SITE TO BE SCRAPED LEVEL OVER PROPOSED BUILDING AREA WITH FINISHED GROUND TO BE GRADED AWAY FROM BUILDING.

BEFORE & DURING CARRYING OUT OF BUILDING WORK & EXCAVATIONS, THE ALLOTMENT SHOULD BE FENCED OR OTHERWISE GUARDED AGAINST BEING A DANGER TO LIFE OR PROPERTY.

THE MAXIMUM GRADIENT OF THE DRIVEWAY SHALL NOT EXCEED 1:5.

STORMWATER DRAIN NOTE:
 PROVIDE 90mm DIAMETER P.V.C STORMWATER PIPE WITH MINIMUM FALL OF 1:100.

STORMWATER DRAIN LAYOUT IS INDICATIVE ONLY & WILL BE LAID AT THE DRAINERS' DISCRETION.

PROVIDE SELECTED DOWNPIPES AT 12.0m MAXIMUM CENTRES.

STORM WATER TO BE DISCHARGED ON SITE.

RESCODE SITE ANALYSIS:
 NO RESCODE ANALYSIS NEEDED AS DWELLING IS ON A LARGE BLOCK WITH ADJOINING PROPERTIES FURTHER THAN 9.0M AWAY.

**BUSHFIRE ASSESSMENT LEVEL
BAL - 12.5**

SITE PLAN
SCALE 1:1000

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01	BUILDER: SECOND GENERATION BUILDERS 1 PLANE STREET SHEPPARTON VIC 3630 PH. 0407 539 030	CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS. DO NOT SCALE DRAWINGS. ALWAYS USE WRITTEN DIMENSIONS.

INDEPENDENT BUILDERS NETWORK
www.independentbuilders.com.au

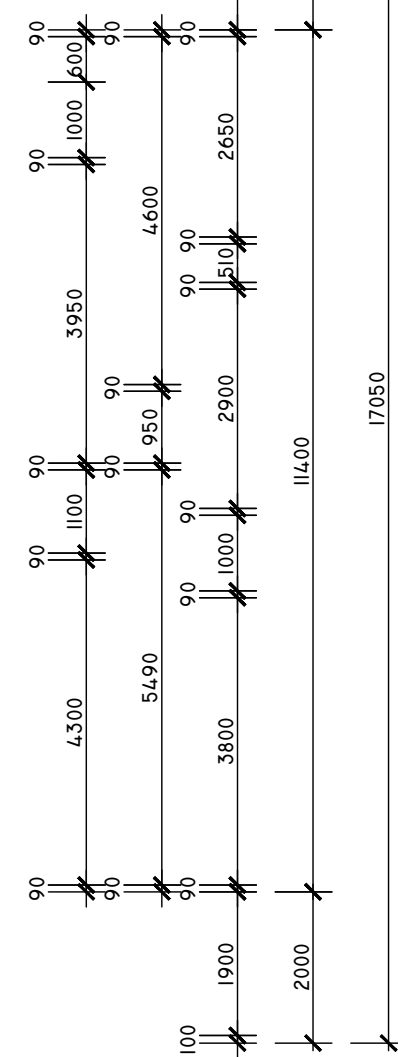
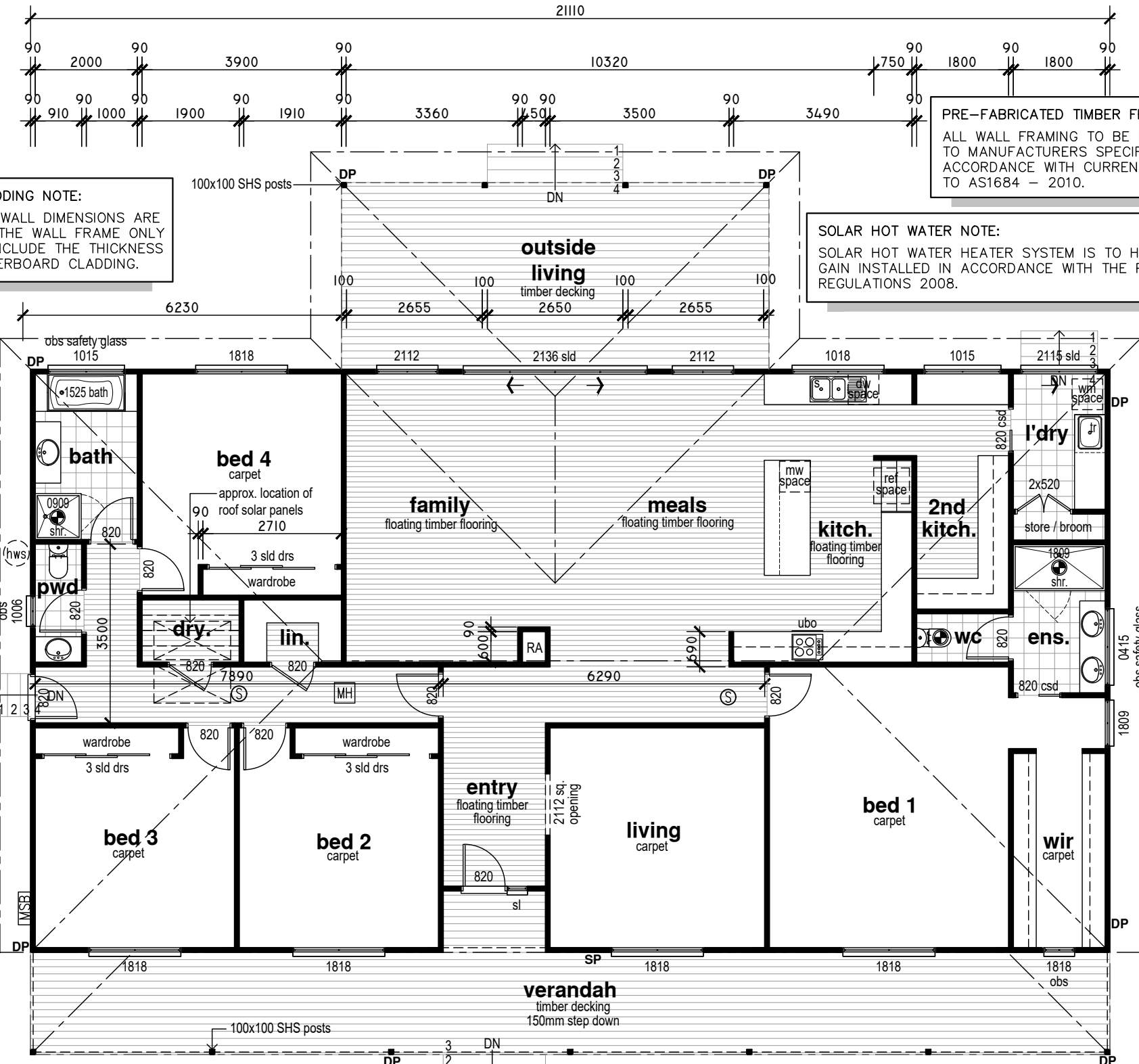
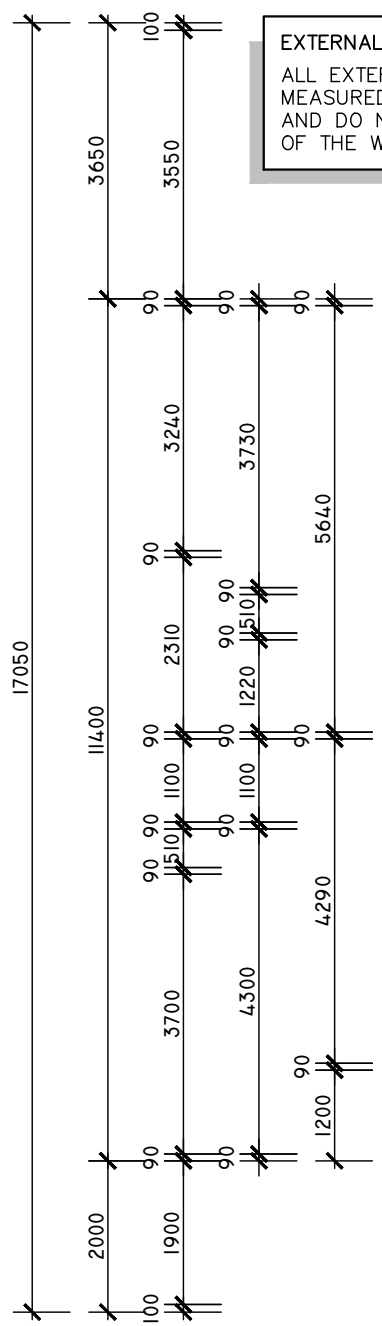
JOB ADDRESS: NO. 3912 WHITTLESEA-YEA ROAD FLOWERDALE, VIC 3717		CLIENT: REBEKAH SHANKS		PLANS APPROVED: CLIENT SIGNATURE: DATE:	
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CHECKED: DA - DPAD	TIME: 3:30 PM	TYPE: NH	REVISION:	JOB No: 1962	
DATE: 19/09/2018	SCALE: 1:1000	DRAFT No: PRE-FINAL	ISSUE: BI		

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.

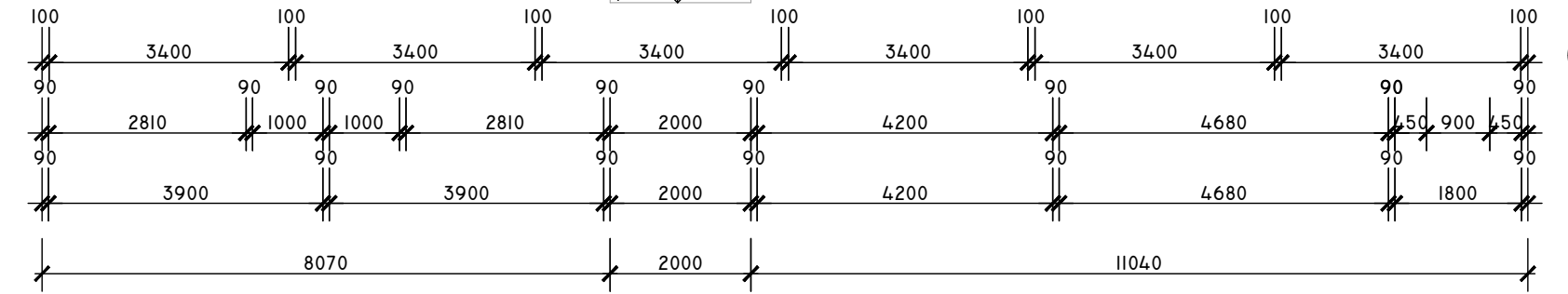
EXTERNAL CLADDING NOTE:
ALL EXTERNAL WALL DIMENSIONS ARE MEASURED TO THE WALL FRAME ONLY AND DO NOT INCLUDE THE THICKNESS OF THE WEATHERBOARD CLADDING.

PRE-FABRICATED TIMBER FRAMING NOTE:
ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT BCA & COMPLY TO AS1684 - 2010.

SOLAR HOT WATER NOTE:
SOLAR HOT WATER HEATER SYSTEM IS TO HAVE 60% SOLAR GAIN INSTALLED IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2008.



- FLOOR PLAN LEGEND:**
- EXHAUST FAN (DISCHARGE TO OUTSIDE AIR)
 - SMOKE DETECTOR (INTERCONNECTED)
 - DP** DOWNSPIPE LOCATION
 - MH** MANHOLE (CEILING ACCESS)
 - MSB** ELECTRICAL METERBOARD (TBD)
 - (hws)** SOLAR HOT WATER SERVICE



FLOOR PLAN
SCALE 1:100

Residence	238.25 sqm
Outside Liv.	30.51 sqm
Verandah	44.62 sqm
TOTAL	313.38 sqm

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02
BUILDER:
SECOND GENERATION BUILDERS
1 PLANE STREET
SHEPPARTON VIC 3630
PH. 0407 539 030

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.



JOB ADDRESS:
NO. 3912 WHITTLESEA-YEA ROAD
FLOWERDALE, VIC 3717

DRAWN: STL
CHECKED: DA - DPAD
DATE: 19/09/2018

CLIENT:
REBEKAH SHANKS

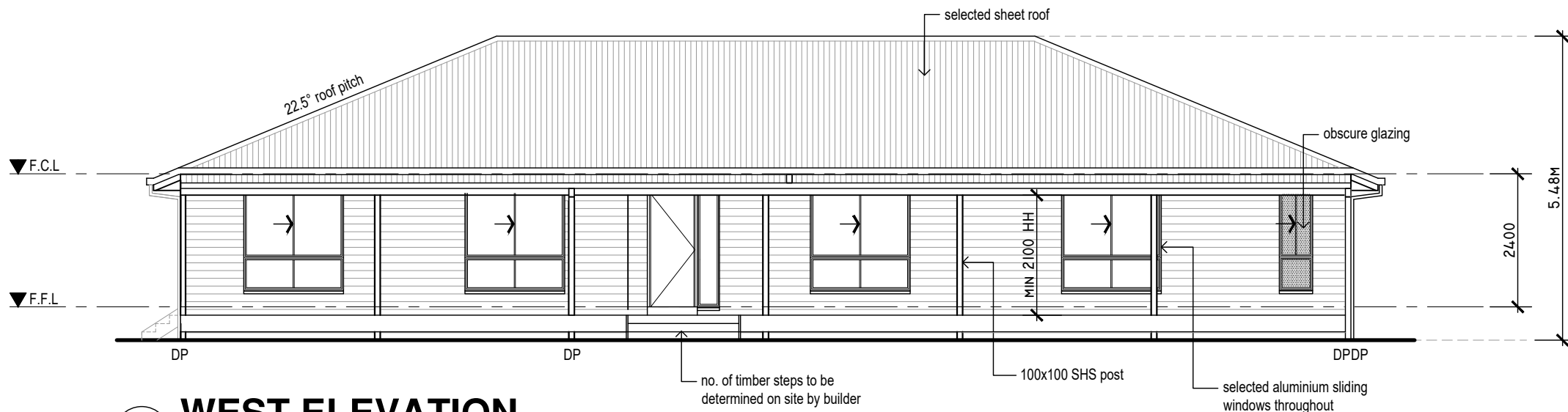
SHEET: 02
TIME: 3:30 PM
SCALE: 1:100

DRAFT No: PRE-FINAL

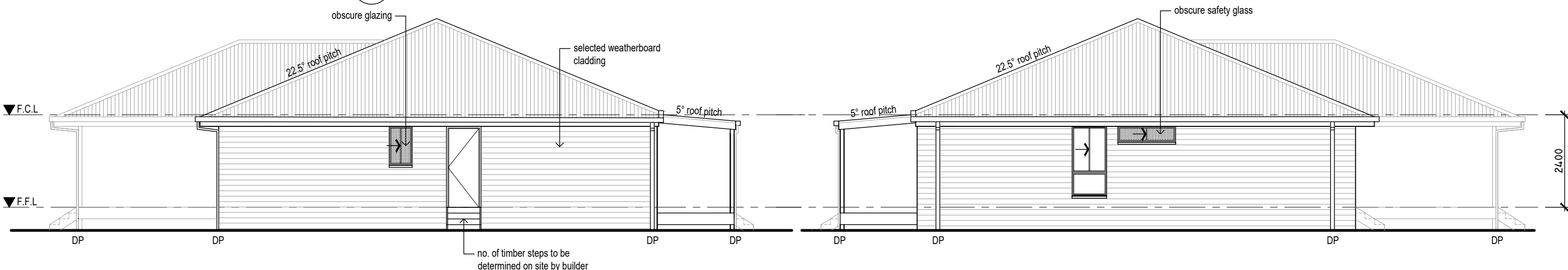
PLANS APPROVED:
CLIENT SIGNATURE: _____
DATE: _____

DESIGN TYPE: MARYBOROUGH - STD
REVISION: _____
JOB No: **1962**

PROVIDE STRUCTURAL BRACING IN ACCORDANCE WITH AS1684 - 2010.



WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

WINDOW SIZE NOTE:
WINDOWS AND DOOR SIZES SHOWN ARE NOMINAL. BUILDER TO USE WINDOW MANUFACTURERS NEAREST STOCK SIZES.



EAST ELEVATION
SCALE 1:100

PRE-FABRICATED TIMBER FRAMING NOTE:
ALL WALL FRAMING TO BE PRE-FABRICATED TO MANUFACTURERS SPECIFICATIONS AND IN ACCORDANCE WITH CURRENT BCA & COMPLY TO AS1684 - 2010.

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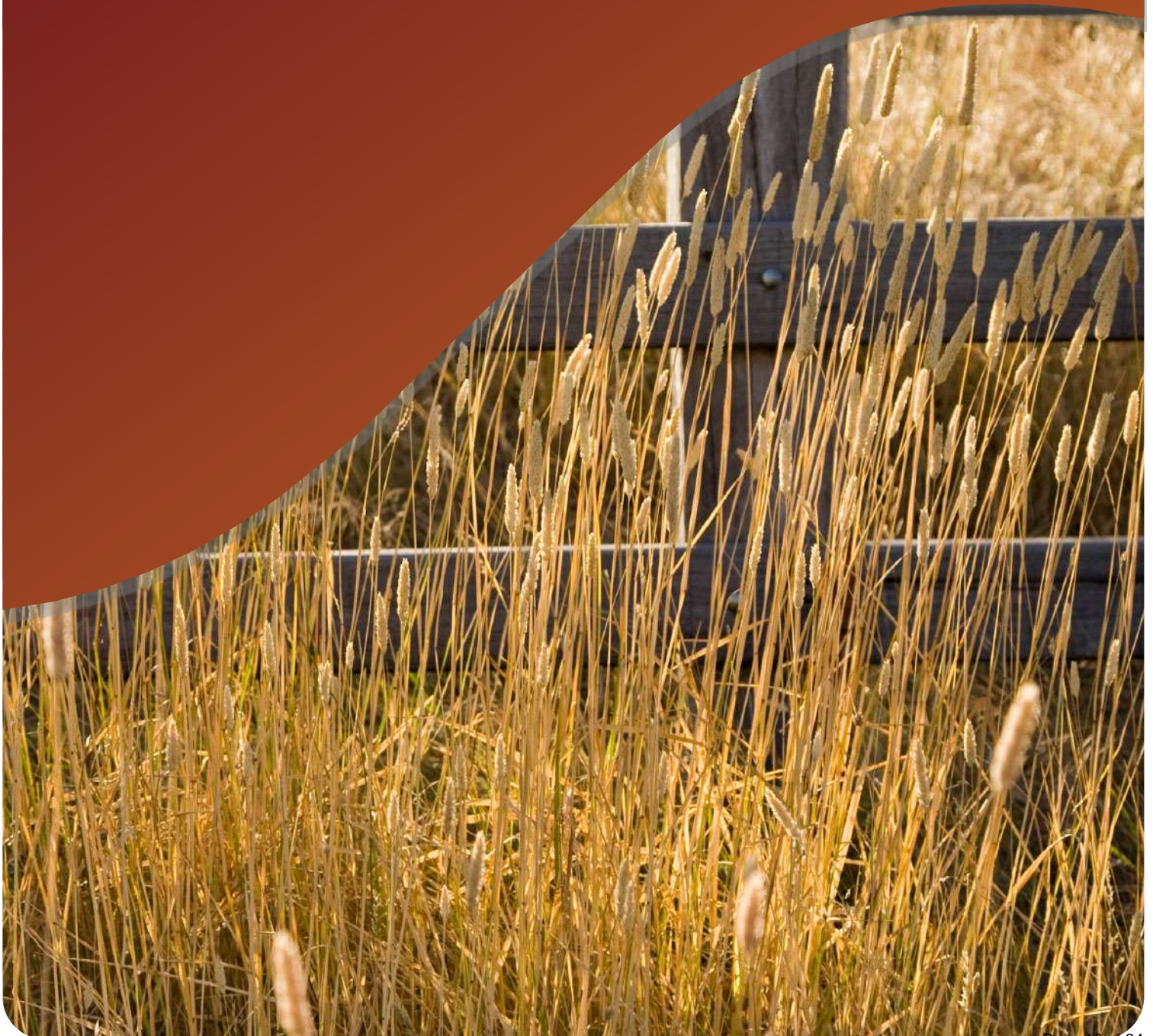
03
BUILDER:
SECOND GENERATION BUILDERS
1 PLANE STREET
SHEPPARTON VIC 3630
PH. 0407 539 030

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LEVELS AT THE JOB PRIOR TO COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
DO NOT SCALE DRAWINGS.
ALWAYS USE WRITTEN DIMENSIONS.

INDEPENDENT BUILDERS NETWORK
www.independentbuilders.com.au

JOB ADDRESS: NO. 3912 WHITTLESEA-YEA ROAD FLOWERDALE, VIC 3717		CLIENT: REBEKAH SHANKS		PLANS APPROVED: CLIENT SIGNATURE: _____ DATE: _____	
DRAWN: STL	CHECKED: DA - DPAD	SHEET: 03	TIME: 3:30 PM	DESIGN TYPE: MARYBOROUGH - STD	REVISION: _____
DATE: 19/09/2018	SCALE: 1:100	DRAFT No: PRE-FINAL	ISSUE: BI	JOB No: 1962	

Property Management Plan



Property Management Plan

Land Management Plans can take many forms and include Whole Farm Plans, Property Management Plans, Conservation Management Plans.

Land Management Planning is the process of planning, property design/ layout and management based on natural resources and economic factors.

These plans set the goals and priorities for successful land/property management. These plans will identify the need to manage;

- Property Goals and Business Plan
- Planning Overlays and Zones
- Land use capabilities and soil management
- Water supply
- Weed Management Plan
- Pest Animal Management Plan
- Biodiversity and native vegetation

1: Landowner Details:	
Name of Landowner:	
Rebekah Shanks	
Trading names (if applicable):	
Property name (if applicable):	
Property address:	
3912 Whittlesea-Yea Road Flowerdale	
	Postcode: 3717
	Postcode
Property title reference Plan CP156724	
Total property area (Ha) 12.95ha	

2. Primary use of Property (describe)

Identify and manage the current land management issues on the property

Both my Partner and I will be working from home running our respective businesses. Damon is Project Manager and Building Consultant. I own and run a series of Home and Gift Boutiques. We will be living on the property full time, intending to run Cattle, Horses and other lives stock on the land. We have previously owned and sold Beef cattle.

3. Description of the neighbourhood. (Surrounding Land Use e.g. Cattle Stud, Horse Stud, Plant Nursery, etc.) Provide a general description of your neighbourhood

Our Neighbours on Break-o-day Road consist of; to the right, newly moved in residential property. Across the road, paddocks containing Cattle, and a trucking company run from home. Behind us is vacant land.

4. Aims

Please specify your aims for this property Land Management Plan: e.g.

- Address erosion issues on site
- Develop a revegetation/restoration plan for the site
- Manage weeds
- Other

As per our LCA - No evidence of erosion, erosion potential considered low.

No trees, or native vegetation is proposed to be removed for the house to be built.
we propose to remove one large blackberry.

Weed present consist of Blackberry bushes, these have been sprayed in accordance with the spray instructions.

Any newly presented weeds will be removed by the parent plant, removed and continually sprayed until the weed is no longer present.

We currently follow this pattern:

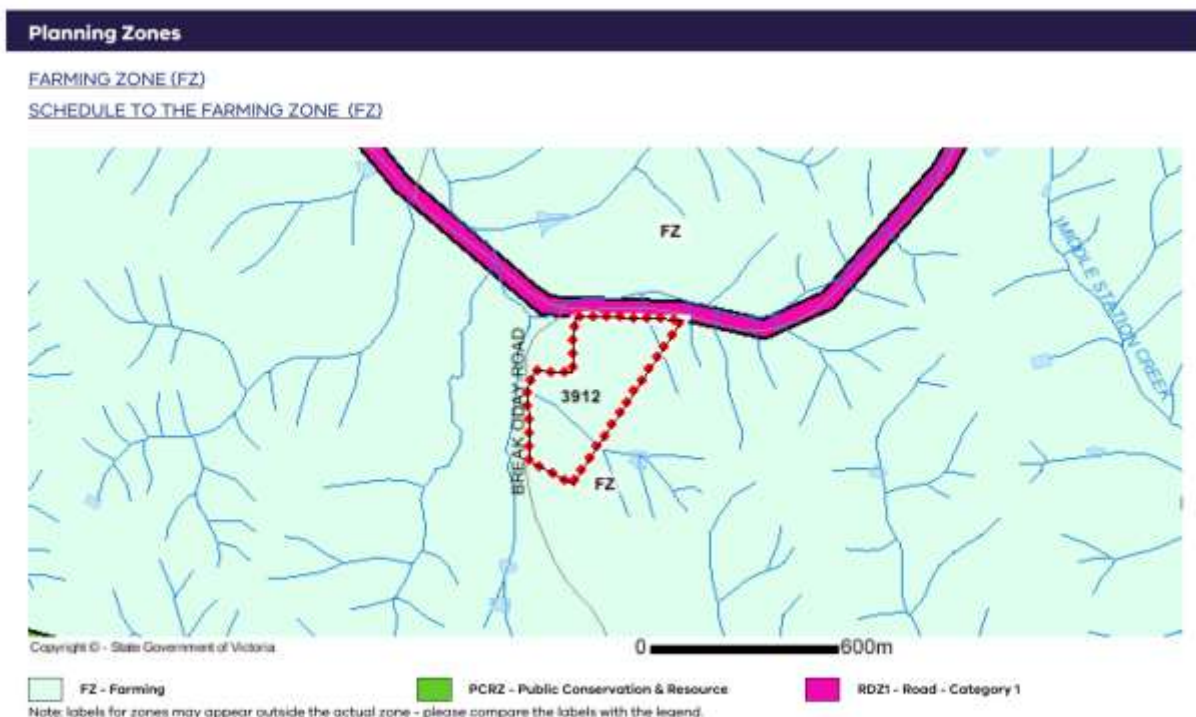
- Application of a registered herbicide
- Physical removal
- Mulching

We proposed to plant 15-20 native Trees, after construction is complete.

5. Planning Zones and Overlays

What planning zones and overlays exist on your property? Do you need to apply for a permit for any work? Visit: <http://services.land.vic.gov.au/landchannel/jsp/map/InteractiveMapIntro.jsp>

Planning Zones is Farming Zone.



6. Site plans

Supply two fully dimensioned site plans. One plan is to show existing conditions and the second all proposed works. The plans are to include:

Site Plan One:

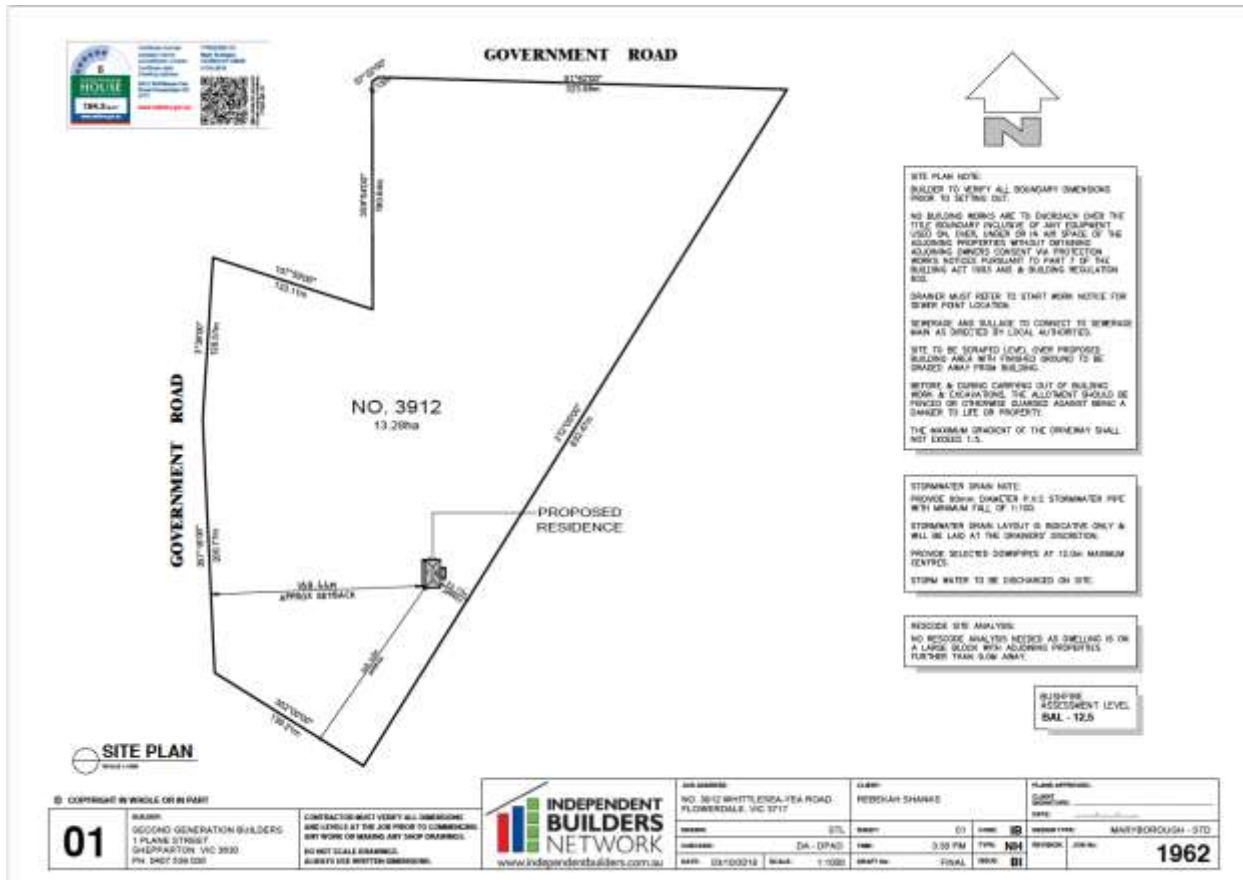
- all existing buildings;
- all existing fencing;
- existing services (power etc);
- existing dams, waterways and springs;

- Existing bores;
- areas prone to flooding;
- existing vegetation including paddock trees;
- areas of salinity;
- erosion areas including gullies;
- areas of different soil types;
- areas of pest plants and animals;



Site Plan Two:

- any proposed fencing;
- any proposed planting (windbreaks etc);
- areas of to be cropped;
- stock/ crop rotation;
- all vegetation proposed for removal;
- methods of protection for existing vegetation;
- areas of pest plants and animals (e.g. rabbit warrens);
- proposed alignment of any services (power etc);
- proposed dams and bores.





7. Land Class Classification

Table 3 Site Features	
Climate	The nearest weather station with long term data is the Strath Creek Station with a mean annual rainfall of 685.8 mm (BOM 2017). The region has a near Mediterranean climate with maximum temperatures and minimum rainfall in the summer.
Exposure	The site is relatively shielded with exposure to winds which predominate from the NW/SW directions
Vegetation	Grass
Landform	Slopes
Slope	Slight - moderate
Fill	No fill evident in proposed land application areas
Rocks and Rock Outcrops	None observed
Erosion Potential	No evidence of erosion, erosion potential considered low
Surface Water	>30m
Flood Potential	Unknown
Stormwater Run-on and Upslope Seepage	Seepage over subsoils likely
Groundwater	Not encountered
Site Drainage and Subsurface Drainage	The site receives minimal run on and does not show signs of springs or other areas of ephemeral subsurface water retention. Given clay subsoils perched watertable may exist in some areas of the site
Recommended Buffer Distances	Given the significant land area, all buffer distances as stipulated in EPA (2013) are achievable.
Available Land Application Area	There is surplus space to land application area requirements (including reserves).

8. Soils

Soils of the Macedon Ranges Shire are predominately e.g.

- Well drained Sedimentary rock soils, e.g. sandstone, mudstone etc. with shallow gravelly red brown earths.
- Moderately drained Granite soils with coarse sands and yellow duplex soils.
- Imperfectly drained Volcanic Basalt rock with stony earth dark clay soils.
- Gilgai Soils

Describe the soils of your site. Resources to assist in describing soils are available by using the link <http://vro.depi.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil-home>

What type of soils are present on your property? How would you classify your soils?

What were your soil test results (please include results of P, K, pH and salinity)?

Does the soil change across your property? What does the soil test indicate to you about land use? Are there any erosion issues?

Table 4 Typical Soil Characteristics	
Soil Depth (m)	0.5-1.5 m+ (variable)
Depth to Water Table (m)	2.0m+
Coarse Fragments (%)	0-10%
Soil Permeability and Concept Design Loading Rates	Approximately 0.75m/d DIR of 3.5mm/d appropriate

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LCA and Onsite System Design for
 3912 Whittlesea Yea Road Flowerdale

	Topsoils (A1-A3)	Subsoils (B1-B3)
Description	Clayey SAND (SC)	CLAYEY SILT (ML)
Soil Category (AS1547-2011)	2	4
DIR (mm/d)/DLR (L/D)	4.5/30	3.5/15
pH	5.9	5.5
EC (microsiemens/m)	39	48

9 Proposed farming activity (cropping, stock etc)

Stock (Stock numbers are calculated using the Dry Sheep Equivalent (DSE) a stocking rate system where the carrying capacity of the land is equated to 'dry sheep equivalents' or how many dry (non-breeding) sheep of average condition can be kept on the land without weight loss or handfeeding.)

Grazing Stock

Area currently used for grazing (Ha)	2.83hz
Area of proposed grazing (Ha)	12.14ha
Current stock numbers	4

Stock type (including horses)	Number of animals	Seasonal variation in stock numbers	Feeding Requirements (stock feed supply including the percentage of imported feed).
Horses	4	None	Grass fed and watered from dam
Cattle	Usually 10 cattle on site	They are sent to sale once per year	Grass fed and watered from dam

Cropping

Area currently under cropping (Ha)	0
Current crop/s	0
Area of future cropping (Ha)	0.4ha

Pasture renovation

Explain the method and timing of any pasture renovation/improvement works proposed to be carried out.

10. Water

What is the current water supply?

Domestic water supply	None (proposed Tank with Dwelling)
Current number of dams and bores	3 dams
Number of waterways, seasonal creeks etc	None
Annual rainfall	
Fire water supply.	
Water supply for Stock and/or cropping.	Dams

What creeks, wetlands or water courses run through the property?

There are 3 Dams on the Property.
One watercourse runs through the property.

Describe how they will be managed, used, protected and/or enhanced. These should be identified on the site plan

At this time, they will not be enhanced, the dams will be used to water the Livestock.

We monitor the water levels, and ensure livestock are moved so as not to dry the dams.

The watercourse is muddy in winter and dry in summer.

Livestock don't graze over the water course. The dwelling is not proposed to interfere or interact with the watercourse.

11. Weeds

Include the weeds present on site on your site plan.

Declared noxious weeds in Victoria are plants that have been proclaimed under the **Catchment and Land Protection (CaLP) Act 1994**. These plants cause environmental or economic harm or have the potential to cause such harm. They can also present risks to human health. The Act defines four categories of noxious weeds:

- State Prohibited Weeds (SPW)
- Regionally Prohibited Weeds (RPW)
- Regionally Controlled Weeds (RC)
- Restricted Weeds (R)
- Environmental Weeds (EW)
- Agricultural Weeds (AW)

<http://www.weeds.org.au/natsig.htm>

Weeds of National Significance (WoNS) were prioritised using a series of questions that measured each weeds Invasiveness, Impacts, Potential for spread and Socio economic and Economic impacts. Become informed of new and emerging weeds for your property. Visit http://www.MacedonRangeshire.vic.gov.au/services/environment-and-waste/environment/weed_programs or <http://www.depi.vic.gov.au/agriculture-and-food/pests-diseases-and-weeds/weeds> for information on weeds of the local area.

All weed treatment with and the use of herbicides/chemicals is to be conducted in accordance with the **Agricultural and Veterinary Chemical Code Act 1994**.

List the weeds on the property in the table below.

Common Name	Scientific Name	Classification	Treatment	Timing	Frequency
<i>Blackberry Bushes</i>	Rubus Fruticosus L.agg.	Invasive plants	They are Sprayed Jan – April and Sep to Dec	They Flower Nov – Jan	

Weed Management Strategy – what monitoring is required?

We currently follow this management pattern.

- Application of a registered herbicide
- Physical removal
- Mulching

1	Blackberries are Sprayed	Jan – April	Landowner	Chemical Herbicide	
1	Bushes removed, Burnt and mulched	April - Oct	Landowner	Manually	
1	Blackberries are Sprayed	Sep to Dec	Landowner	Chemical Herbicide	
1	Keep uninfected areas clear of blackberry/ monitor for new growth	All year	Landowner	Visually	
2	Blackberries are Sprayed	Jan – April	Landowner	Chemical Herbicide	
2	Bushes removed, Burnt and mulched	April - Oct	Landowner	Manually	
2	Blackberries are Sprayed	Sep to Dec	Landowner	Chemical Herbicide	
2`	Keep uninfected areas clear of blackberry/ monitor for new growth	All year	Landowner	Visually	
3	Blackberries are Sprayed	Jan – April	Landowner	Chemical Herbicide	
3	Bushes removed, Burnt and mulched	April - Oct	Landowner	Manually	
3	Blackberries are Sprayed	Sep to Dec	Landowner	Chemical Herbicide	
3	Keep uninfected areas clear of blackberry/ monitor for new growth	All year	Landowner	Visually	
4	Blackberries are Sprayed	Jan – April	Landowner	Chemical Herbicide	
4	Bushes removed, Burnt and mulched	April - Oct	Landowner	Manually	
4	Blackberries are Sprayed	Sep to Dec	Landowner	Chemical Herbicide	
4	Keep uninfected areas clear of blackberry/ monitor for new growth	All year	Landowner	Visually	

5	Blackberries are Sprayed	Jan – April	Landowner	Chemical Herbicide	
5	Bushes removed, Burnt and mulched	April - Oct	Landowner	Manually	
5	Blackberries are Sprayed	Sep to Dec	Landowner	Chemical Herbicide	
5	Keep uninfected areas clear of blackberry/ monitor for new growth	All year	Landowner	Visually	

12. Pest animals

Pest animals include rabbits, cats, deer, hares, foxes and other declared pest animals in accordance with the CaLP. Rabbits and foxes are typically associated with blackberry and gorse for food and shelter, and as such an integrated weed approach is required. Pest animals degrade land quality and agricultural productivity.

- The management principles for pest animals are:
- Reduce numbers
- Destroy burrows and harbor
- Prevent reinvasion

13. Management Techniques

A combination of methods including:

- Poisoning
- Fumigation
- Ripping of burrows
- Destruction of harbor
- Fencing
- Shooting

Where poisoning or shooting is required, the procedure used must conform strictly to the recommendations and regulations set out by the Department of Environment, Land, Water Environment and Planning (DELWP).

Identify any pest animal issues and the proposed management of these on your site; complete the below table.

	Pest animal species	Evidence - found on site of pest animals such as burrow/dens, scats, diggings	Control method(s) for an integrated approach	Monitoring techniques	Timing of treatment/control	Treatment Options over 3 years.
1	Foxes	Sightings, Burrows, scats, chickens killed.	Destroy burrows, increase fencing.	Identify activity hot spots, map these.	Fencing – All year Den removal – August and September	<ul style="list-style-type: none"> • Baiting • Den fumigation and ripping • Shooting • Property hygiene • Exclusion fencing • Guardian animals • Harbour removal

13. Native Vegetation

Describe the native vegetation on your site. Links to resources;

<http://www.gbcma.vic.gov.au/revegetation/>

<http://www.depi.vic.gov.au/environment-and-wildlife/biodiversity/evc-benchmarks>

Do you have bushland or scattered paddock trees on your property? How will you protect it from stock? Do you need a planning permit? Have you considered a conservation covenant or a program such as Bush Broker?

Revegetation

Re-vegetation is important on this property for the purposes of examples below are:

- Restoring some native vegetation structure and character appropriate for the region
- Reparation to the site where erosion is present.
- Enhancing biodiversity values by restoring shrub and grassy understory.
- Addressing salinity issues on site.

14. Qualifications, knowledge and experience

List any relevant qualifications, experience and membership of local groups etc.

- Whole farm planning qualification
- Farm chemical user permit
- Agricultural Chemical Users Permit (ACUP)
- Landcare Group Name
- Agricultural Name
- Environmental Name
- Other Name

15: This plan was prepared by: Rebekah Shanks

Name of person(s) signing – please print	
Landowner	Author
Rebekah Shanks	Rebekah Shanks

Signature	Date	Signature	Date
<i>Rebekah Shanks</i>	5.9.19	<i>Rebekah Shanks</i>	5.9.19

REQUEST FOR FURTHER INFORMATION – PARTIAL RESPONSE

05/09/2019

3. Bushfire Management Statement and Bushfire Management Plan, to meet the requirements of Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning, of the Murrindindi Planning Scheme.

4. Amended Site Plan, fully dimensioned and drawn to a scale, including:

a. Zoomed in context plan of domestic area



b. Setback of dwelling from at least two boundaries



d. Native vegetation, to be retained and/or removed

No vegetation to be removed.

e. Proposed access to the site, location of vehicle crossover

Access is via Break-o-day road.

f. Location, type and size of effluent disposal system

g. Location of potable water and water storage for firefighting purposes

Anticipated Wastewater Load Up to 750 L/D (See Section 6)

6. Proposed Onsite Wastewater System Design

6.1 General System Recommendations

Given the results of the LCA, the following recommendations are made for a suitable wastewater treatment system:

- Given low permeability shallow soils, secondary treatment of effluent with subsurface disposal via subsurface irrigation is a suitable method for onsite wastewater system disposal.

6.2 Onsite Wastewater Flow and Land Application Area Modelling

REQUEST FOR FURTHER INFORMATION – PARTIAL RESPONSE

05/09/2019

For modelling purposes it is proposed that a four bedroom equivalent dwelling with provision for mains water availability will be constructed. The dwelling is assumed to have full water savings fixtures and a design flow allowance under EPAV 2016 of 150 L per person per day. Therefore the calculated effluent flows and required wick trench area is as follows:

Wastewater System Modeling	
Proposed Number of Bedrooms	4
Number of Equivalent Persons (EP)	5
Water Source (Tank/Reticulated Mains)	R
Water Saving Fixtures (None/Standard/Full)	S
Total Daily Loading	750
Soil Category (AS1547-2012)	4
Indicative Permeability (m/d)	0.5
Design Irrigation Rate/ Design Loading Rate (DIR/DLR)	3.5
Required Effluent Disposal Area (m ²)	214

As a result of these calculations, at least 214 m2 of area is required dispose of these flows on a daily basis via subsurface irrigation.

6.2.2 Water Balance and Land Application Area Modelling

Please refer to Appendix 2 for the water balance modelling based upon VLCAF (2013).

The nominated area method is used to calculate the area required to balance all inputs and outputs, without the need for wet weather storage. As a result of these calculations, at least 365 m2 of area is required to achieve zero wet weather storage.

6.2.3 Nutrient Balance and Land Application Area Modelling

Please refer to Appendix 3 for the nutrient balance modelling (Nitrogen and Phosphorus) based upon VLCAF (2013). The methodology aims to ensure that the LAA is of sufficient size to ensure all nutrients from the applied effluent are assimilated by soils and vegetation.

As a result of these calculations, at least 249 m2 of area is required to achieve sustainable assimilation of N and P over the nominated system design life.

h. Contours, cut and fill as needed

As Per the LCA Fill No fill evident in proposed land application areas

Checklist for a Whole Farm Plan

Checklist
Tick or NA

In addition to the information required in Checklist A, applications requiring a whole farm plan should also use Checklist B. Use an appropriate size scaled aerial map, detail all relevant site conditions as per this list. You may need to show the different features on a number of copies of the map of your property. Check with your council what preference they may have for size/style/layout.

1. Topography main contours, ridgelines or steep rises
2. Soil conditions, including erosion sites, salinity
3. Existing native vegetation (includes trees, shrubs grasses and herbs)

REQUEST FOR FURTHER INFORMATION – PARTIAL RESPONSE

05/09/2019

4. List any quantities of indigenous plant species intended for rural landscaping and revegetation on the property
5. Wildlife habitat areas (includes rock outcrops)
6. Pest plants / weed infestations
7. Pest animal habitats
8. Waterway/drainage networks and dams (current and proposed dams)
9. Check with local water authority regarding the availability and classification of water resources Total farm water balance. Determine the amount of water required: domestic, stock, environmental, fire fighting and general farm water requirements and the amount that can be harvested.
10. Describe the surrounding land use for the general locality/area e.g. cropping, dairy, grazing, urban/rural, mixed farming etc.
11. Describe the proposed future use of the land. Include predicted impacts of future use/change of use of the land/Intensive animal industries – particularly potential impacts on direct neighbours and/or catchment issues. If a Code of Practice is required has this been obtained?
12. Outline existing buildings and structures including domestic area
13. Outline proposed buildings and structures in accordance with the planning permit Check with relevant authorities and council regarding servicing and infrastructure standards and availability e.g.: Road, bridge standards, land capability assessment Power supply Telecommunications
14. All existing and proposed roadways and tracks in accordance with the planning permit Is access to the proposed dwelling/development via an all-weather road with dimensions adequate to accommodate farm activity or emergency vehicles?
15. All existing and proposed fences
16. A detailed legend (including size of property in hectares)

Thank you

Thank you

Thank you



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.:	St. Name:
Suburb/Locality:		Postcode:

Formal Land Description *

Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.


A Lot No.: Lodged Plan Title Plan Plan of Subdivision No.:


OR


B Crown Allotment No.: Section No.:


Parish/Township Name:

The Proposal


 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

 **For what use, development or other matter do you require a permit? ***

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

 **Estimated cost of any development for which the permit is required ***

Cost \$


 You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business pho	
Mobile phone:	

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Contact person's details*		Same as applicant <input type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		Same as applicant <input type="checkbox"/>
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:
Owner's Signature (Optional):	Date:	day / month / year

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.	
Signature	Date: day / month / year

LOT 1
CP5 (PT)
PS 812904 B
VOL 10311
FOL 710
PARISH OF BUXTON

SITE NOTES:

EXTERNAL F.G.L. TO BE GRADED AWAY FROM BUILDING AND DRAINED TO PREVENT WATER POUNDING AND PENETRATING ONTO FOOTINGS.

BUILDER/CONTRACTOR TO ENSURE THAT SIGNIFICANT & ADEQUATE PROTECTION OF ADJOINING PROPERTIES AND COUNCIL UTILITIES ARE IN PLACE PRIOR TO ANY EXCAVATION WORKS WHERE REQUIRED.

BUILDER TO ENGAGE A LICENSED LAND SURVEYOR TO CHECK AND VERIFY ALL DIMENSIONS/SETBACKS AND SETOUT ON SITE TO LOCATE PROPOSED BUILDING WORKS PRIOR TO COMMENCEMENT OF ANY WORKS. WRITTEN DIMENSIONS TO TAKE PRECEDENCE. DO NOT SCALE. ARCHITECTURAL DRAWINGS TO BE VIEWED AND READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS AND DETAILS, AND ANY OTHER CONSULTANTS DOCUMENTATION AND PERMITS AS PART OF THIS BUILDING PERMIT. ROYSTON WILSON DESIGN PTY LTD APPROVAL TO BE OBTAINED BEFORE ANY VARIANCE FROM THESE DRAWINGS.

BUILDER/CONTRACTOR TO ENSURE THAT ALL SERVICES ARE LOCATED CLEARLY IDENTIFIED AND TERMINATED (OR PROTECTED) PRIOR TO ANY DEMOLITION WORKS.

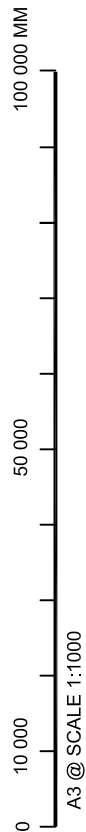
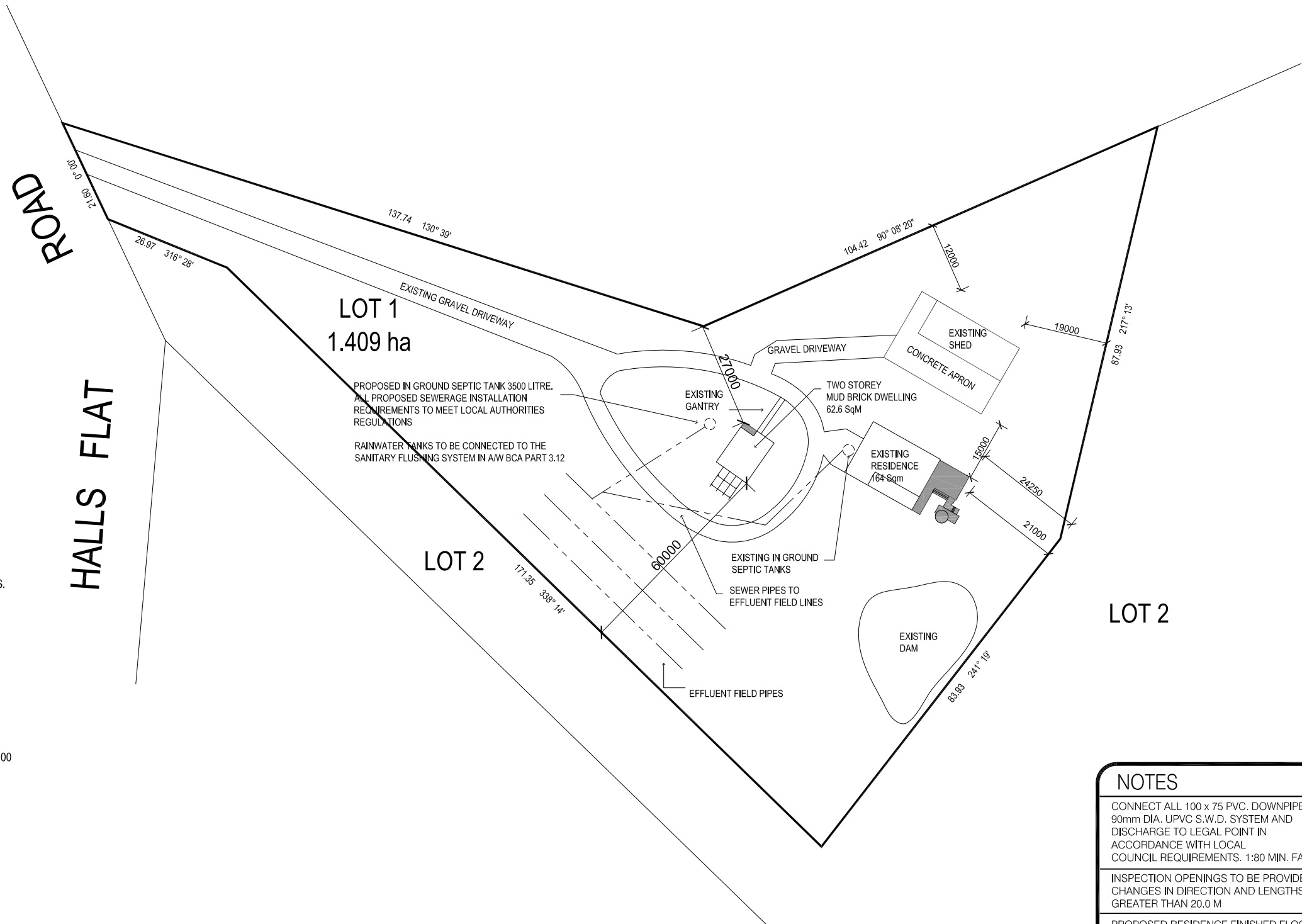
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH GENERAL NOTES SHEET.

SITE CLASSIFICATION

SITE CLASSIFICATION AS CLASS: TBC
REFER TO SOIL REPORT NO: TBC
BY: TBC

STORMWATER

MIN 90mm DIA. CLASS 6 UPVC STORMWATER LINE LAID TO A MINIMUM GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE. PROVIDE INSPECTION OPENINGS AT 9000MM C/C AND AT EACH CHANGE OF DIRECTION. THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN
- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS



NOTES

CONNECT ALL 100 x 75 PVC. DOWNPIPES TO 90mm DIA. UPVC S.W.D. SYSTEM AND DISCHARGE TO LEGAL POINT IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS. 1:80 MIN. FALL

INSPECTION OPENINGS TO BE PROVIDED AT CHANGES IN DIRECTION AND LENGTHS GREATER THAN 20.0 M

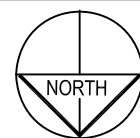
PROPOSED RESIDENCE FINISHED FLOOR LEVEL TO BE 150mm MIN. ABOVE FINISHED GROUND LEVELS REFER TO SITE PLAN

PROPOSED SITE PLAN 1:1000

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REVISIONS	DATE	ISSUE	AMENDMENT	BY
	06.06.18	A	ALTER ADDITION ROOF AND POOL LAYOUT	
	17.07.19	B	ALTER ADDITION ROOF AND POOL LAYOUT	
	06.01.20	C	ISSUE AS BUILT	



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ALEXANDRA VIC 3714

PROJECT
PROPOSED ADDITIONS TO EXISTING SINGLE STOREY & DOUBLE STOREY MUD BRICK DWELLINGS
SHEET TITLE
SITE PLAN

DRAWING No - 2018.031
SHEET No - 01 OF 16
ISSUE - 1 - REV C
DATE - 16.04.18
DRAWN - GB
CHECKED - MH

CONSTRUCTION
ISSUE 1 - REV C

ENERGY EFFICIENCY REQUIREMENTS

ENERGY EFFICIENCY REQUIREMENTS

ROOF

EXISTING PINK BATTS R 4.0 ' POLY BATTS ' INSULATION TO CEILING .
AIR - CELL R2.1 GLARE SHIELD FOIL TO UNDERSIDE OF METAL ROOF

ADD PINK BATTS R 4.0 ' POLY BATTS ' INSULATION TO CEILING .
AIR - CELL R2.1 GLARE SHIELD FOIL TO UNDERSIDE OF METAL ROOF OVER PROPOSED ADDITION

FIRST FLOOR

PINK BATTS R 2.25 ' POLY BATTS ' INSULATION TO UNDERSIDE OF FLOOR LINING .

- ALL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION
- SISALATION APPLIED TO ALL WALLS ,AND GAPS/JOINS SEALED
- EXHAUST FANS OF CLOSABLE TYPE
- DRAUGHT EXCRUDERS FITTED TO ALL HINGED DOORS
- ALL EXTERNAL DOORS WEATHER STRIPPED

STAIR CONSTRUCTION

FABRICATED CIRCULAR STEEL OPEN RISER STAIR CONSTRUCTION.
125 DIA STEEL CENTRE POST DYNA BOLTED TO EXISTING CONCRETE SLAB

REFER TO MANUFACTURES SPECIFICATIONS FOR DETAILS

STAIR CONSTRUCTION IN A/W BCA 3.9.1
RISERS - 190MM MAX
GOING - 210MM MIN
(MIN SLOPE RELATIONSHIP 2R+G) = 590mm MIN
RISERS AND TREADS ARE TO BE CONSTANT IN SIZE THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE NON SKID STRIP NEAR EDGE OF NOSINGS.

MIN 2030 HEAD HEIGHT CLEARANCE.

PROVIDE CONTINUOUS HANDRALING 1000MM MIN HEIGHT TO BALCONIES AND DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND/FLOOR LEVEL.
HANDRAILS ARE TO BE MIN OF 865MM ABOVE STAIR NOSINGS AND LANDINGS.
MAX GAP BETWEEN BALUSTERS SHALL BE 125MM AND 100 UNDER BOTTOM RAIL
INSTALLATION IN A/W BCA 3.9.2.4

SELECTED FLOOR TILES AS SHOWN TO BATHROOM FLOOR.

IMPERVIOUS FLOOR AND WALL COVERINGS TO WET AREAS TO AS 3740 FIBRE CEMENT BOARD TO ALL SHOWER WALLS TO NO LESS THAN 1800 AND ENTIRE FLOOR IN A/W 3.8.1. SEALED AND CAULKED AT JOINTS POLYEURO® LP-12 - POLYUREA WATERPROOFING MEMBRANE SYSTEMS IN A/W AS 3740 OR EQUIVALENT

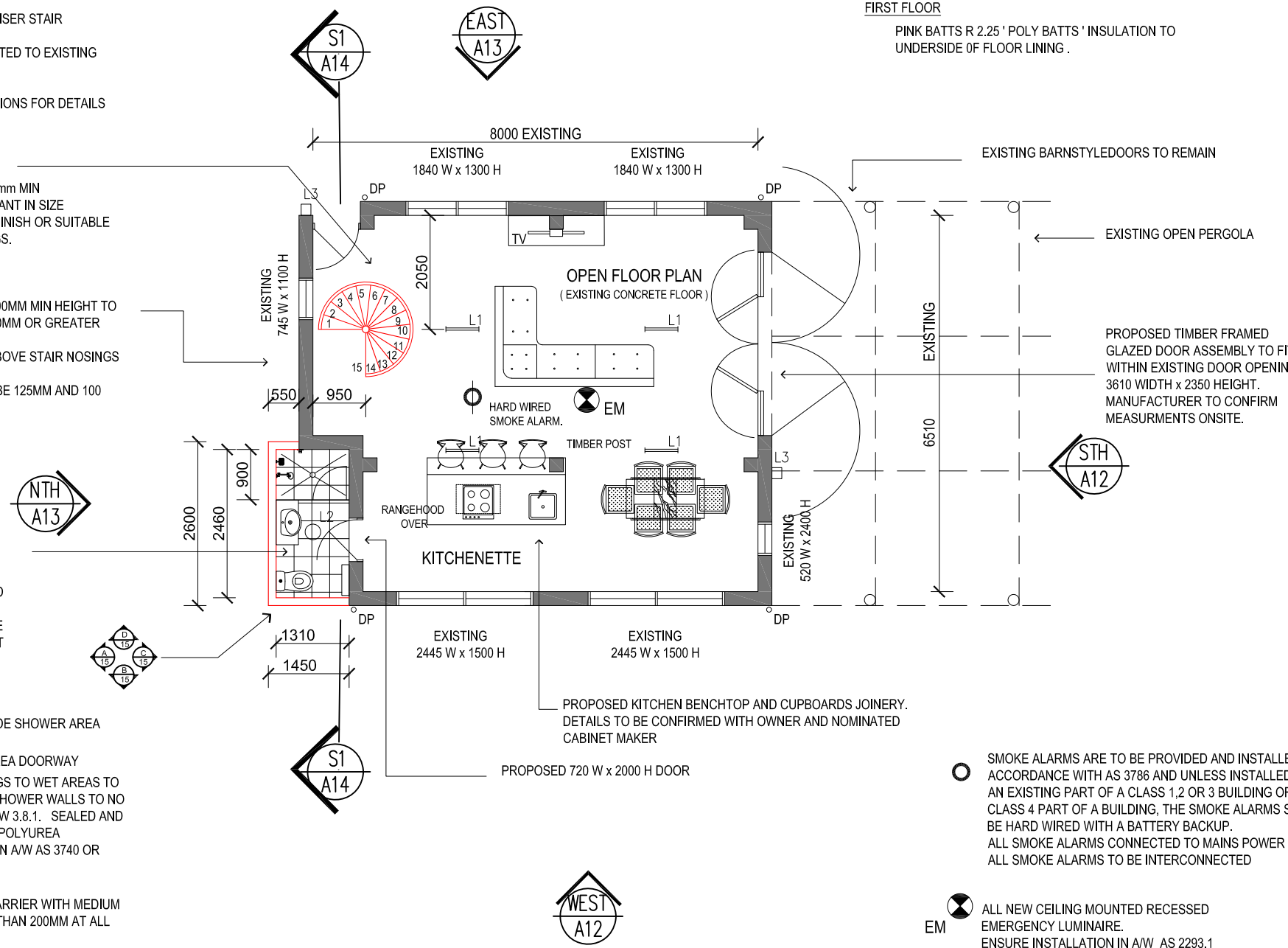
BATHROOM
ALLOW FOR 1: 100 FALL OF FLOOR OUTSIDE SHOWER AREA AND 1:80 FALL WITHIN SHOWER AREA
CHROME FINISH WATER STOP TO WET AREA DOORWAY
IMPERVIOUS FLOOR AND WALL COVERINGS TO WET AREAS TO AS 3740 FIBRE CEMENT BOARD TO ALL SHOWER WALLS TO NO LESS THAN 1800 AND ENTIRE FLOOR IN A/W 3.8.1. SEALED AND CAULKED AT JOINTS POLYEURO® LP-12 - POLYUREA WATERPROOFING MEMBRANE SYSTEMS IN A/W AS 3740 OR EQUIVALENT
WATER PROOF MEMBRANE
0.2 MM THICK POLYETHYLENE VAPOUR BARRIER WITH MEDIUM IMPACT RESISTANCE, LAPPED NOT LESS THAN 200MM AT ALL JOINTS. INSTALLED IN A/W BCA 3.2.2.6
SEE SHEET 15 FOR PROPOSED BATHROOM ELEVATION DETAILS

RAINWATER TANKS TO BE CONNECTED TO THE SANITARY FLUSHING SYSTEM IN A/W BCA PART 3.12

MUD BRICK PROPOSED GROUND FLOOR PLAN 1:100

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- L1 LED FIXTURES @ 18W (600 FLUORESCENT TUBE FIXTURES)
- L2 LED FIXTURES @ 9W (DOWNLIGHT FIXTURE)
- L3 LED FIXTURES @ 25W (360 DEG BULB FIXTURE)

ALL NEW AND REPLACEMENT LIGHT FITTINGS TO COMPLY WITH BCA PART J6 CALCULATION BASED ON MAXIMUM 5W / SqM

TOTAL FLOOR SPACE - GROUND FLOOR	52.25 SqM
FIRST FLOOR	29.33 SqM
TOTAL	81.58 SqM

6 x (L1) LED FIXTURES @ 18W (600 FLUORESCENT TUBE FIXTURES)	= 108W
1 x (L2) LED FIXTURES @ 9W (DOWNLIGHT FIXTURE)	= 9W
2 x (L3) LED FIXTURES @ 25W (BULB FIXTURE)	= 50W
TOTAL	= 167W

ACTUAL 2.04W / SqM

SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS 3786 AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING, THE SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACKUP. ALL SMOKE ALARMS CONNECTED TO MAINS POWER AND ALL SMOKE ALARMS TO BE INTERCONNECTED

EM ALL NEW CEILING MOUNTED RECESSED EMERGENCY LUMINAIRE. ENSURE INSTALLATION IN A/W AS 2293.1

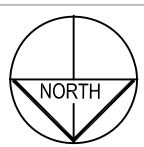
NATURAL GROUND SURFACES SURROUNDING THE PERIMETER OF BUILDING TO BE GRADED NOT LESS THAN 50MM OVER FIRST 1000MM FROM PERIMETER OF BUILDING

RAINWATER TANKS TO BE CONNECTED TO THE SANITARY FLUSHING SYSTEM IN A/W BCA PART 3.12

AREA/LIGHT VENTILLATION CALCULATIONS			
GROUND FLOOR			
ROOM	AREA	GLAZED AREA	OPENABLE PORTION
KITCHEN /LIVING/MEALS	52.25 sqm	22.65sqm=43.34%	10.07sqm =19.27%

CONSTRUCTION ISSUE 1 - REV B

REVISIONS	DATE	ISSUE	AMENDMENT	BY
	22.08.18	A	PER BS COMMENTS	
	06.01.20	B	ISSUE AS BUILTS	



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PROJECT
PROPOSED ADDITIONS TO EXISTING SINGLE STOREY & DOUBLE STOREY MUD BRICK DWELLINGS
SHEET TITLE
PROPOSED GROUND FLOOR PLAN

DRAWING No - 2018.031
SHEET No - 10 OF 16
ISSUE - 01 REV B
DATE - 16.04.18
DRAWN - GB
CHECKED - MH

ENERGY EFFICIENCY REQUIREMENTS

ENERGY EFFICIENCY REQUIREMENTS

ROOF

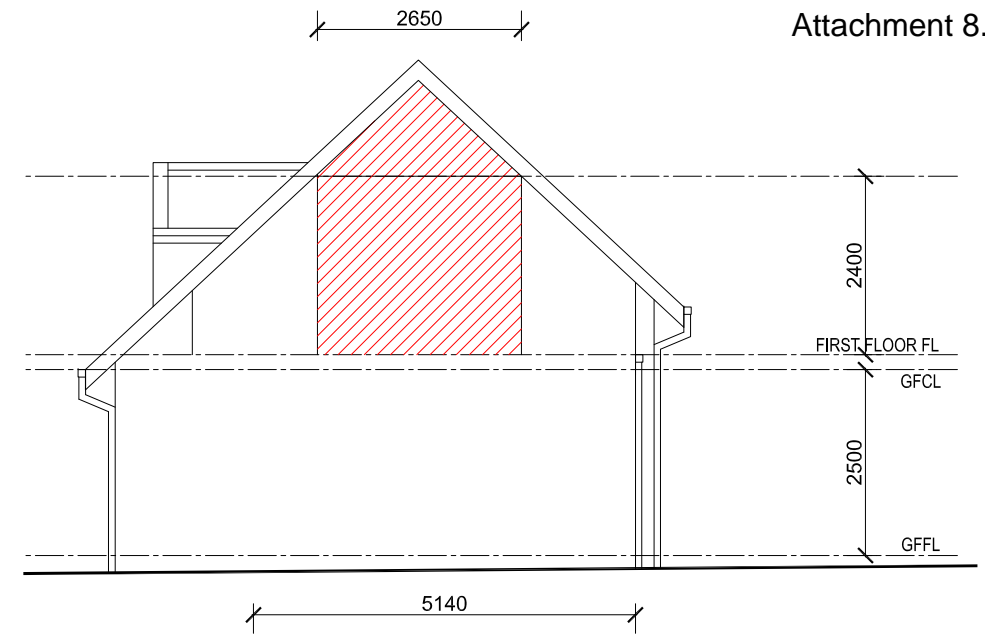
EXISTING PINK BATTS R 4.0 ' POLY BATTS ' INSULATION TO CEILING .
AIR - CELL R2.1 GLARE SHIELD FOIL TO UNDERSIDE OF METAL ROOF

ADD PINK BATTS R 4.0 ' POLY BATTS ' INSULATION TO CEILING .
AIR - CELL R2.1 GLARE SHIELD FOIL TO UNDERSIDE OF METAL ROOF OVER
PROPOSED ADDITION

FIRST FLOOR

PINK BATTS R 2.25 ' POLY BATTS ' INSULATION TO
UNDERSIDE OF FLOOR LINING .

- ALL GAPS & CRACKS TO WINDOW/DOOR FRAMES SEALED ON CONSTRUCTION
- SISALATION APPLIED TO ALL WALLS ,AND GAPS/JOINS SEALED
- EXHAUST FANS OF CLOSABLE TYPE
- DRAUGHT EXCRUDERS FITTED TO ALL HINGED DOORS
- ALL EXTERNAL DOORS WEATHER STRIPPED



FIRST LEVEL AREA TOTAL FLOOR AREA	TOTAL	29.33 SqM
FIRST FLOOR AREA WITH 2400mm CEILING HEIGHT		22.00 SqM
FIRST FLOOR TOTAL AREA 2400mm CEILING HEIGHT AND ABOVE		75 %

L1	LED FIXTURES @ 18W	(600 FLUORESCENT TUBE FIXTURES)
L2	LED FIXTURES @ 9W	(DOWNLIGHT FIXTURE)
L3	LED FIXTURES @ 25W	(360 DEG BULB FIXTURE)

ALL NEW AND REPLACEMENT LIGHT FITTINGS TO COMPLY WITH BCA PART J6
CALCULATION BASED ON MAXIMUM 5W / SqM

TOTAL FLOOR SPACE - GROUND FLOOR	52.25 SqM
FIRST FLOOR	29.33 SqM
TOTAL	81.58 SqM

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1 x (L2) LED FIXTURES @ 9W	(DOWNLIGHT FIXTURE)	= 9W
2 x (L3) LED FIXTURES @ 25W	(BULB FIXTURE)	= 50W

TOTAL = 167W

ACTUAL 2.04W / SqM

AREA/LIGHT VENTILLATION CALCULATIONS

FIRST FLOOR

ROOM	AREA	GLAZED AREA	OPENABLE PORTION
ATTIC	41.43 sqm	10.09sqm =24.35%	4.10sqm =9.89%

CONSTRUCTION

ISSUE 1 REV B

190 x 45 MPG10 BEAMS TO PERIMETER OF NEW OPENING IN FIRST FLOOR
(CIRCULAR STAIRCASE) TO SUPPORT EXISTING FLOOR JOISTS

STAIR CONSTRUCTION

FABRICATED CIRCULAR STEEL OPEN RISER STAIR
CONSTRUCTION.
125 DIA STEEL CENTRE POST DYNA BOLTED TO EXISTING
CONCRETE SLAB

REFER TO MANUFACTURES SPECIFICATIONS FOR DETAILS

STAIR CONSTRUCTION IN A/W BCA 3.9.1

RISERS - 190MM MAX
GOING - 210MM MIN
(MIN SLOPE RELATIONSHIP 2R+G) = 590mm MIN
RISERS AND TREADS ARE TO BE CONSTANT IN SIZE
THRU-OUT FLIGHT. PROVIDE NON-SLIP FINISH OR SUITABLE
NON SKID STRIP NEAR EDGE OF NOSINGS.

MIN 2030 HEAD HEIGHT CLEARANCE.

PROVIDE CONTINUOUS HANDRALING 1000MM MIN HEIGHT TO BALCONIES AND
DECKS WHICH ARE 1000MM OR GREATER ABOVE GROUND/FLOOR LEVEL.
HANDRAILS ARE TO BE MIN OF 865MM ABOVE STAIR NOSINGS AND LANDINGS.
MAX GAP BETWEEN BALUSTERS SHALL BE 125MM AND 100 UNDER BOTTOM RAIL
INSTALLATION IN A/W BCA 3.9.2.4

PROPOSED 20 mm THICK SHEET PARTICLEBOARD FLOORING
OVER EXISTING VOID TO MATCH EXISTING

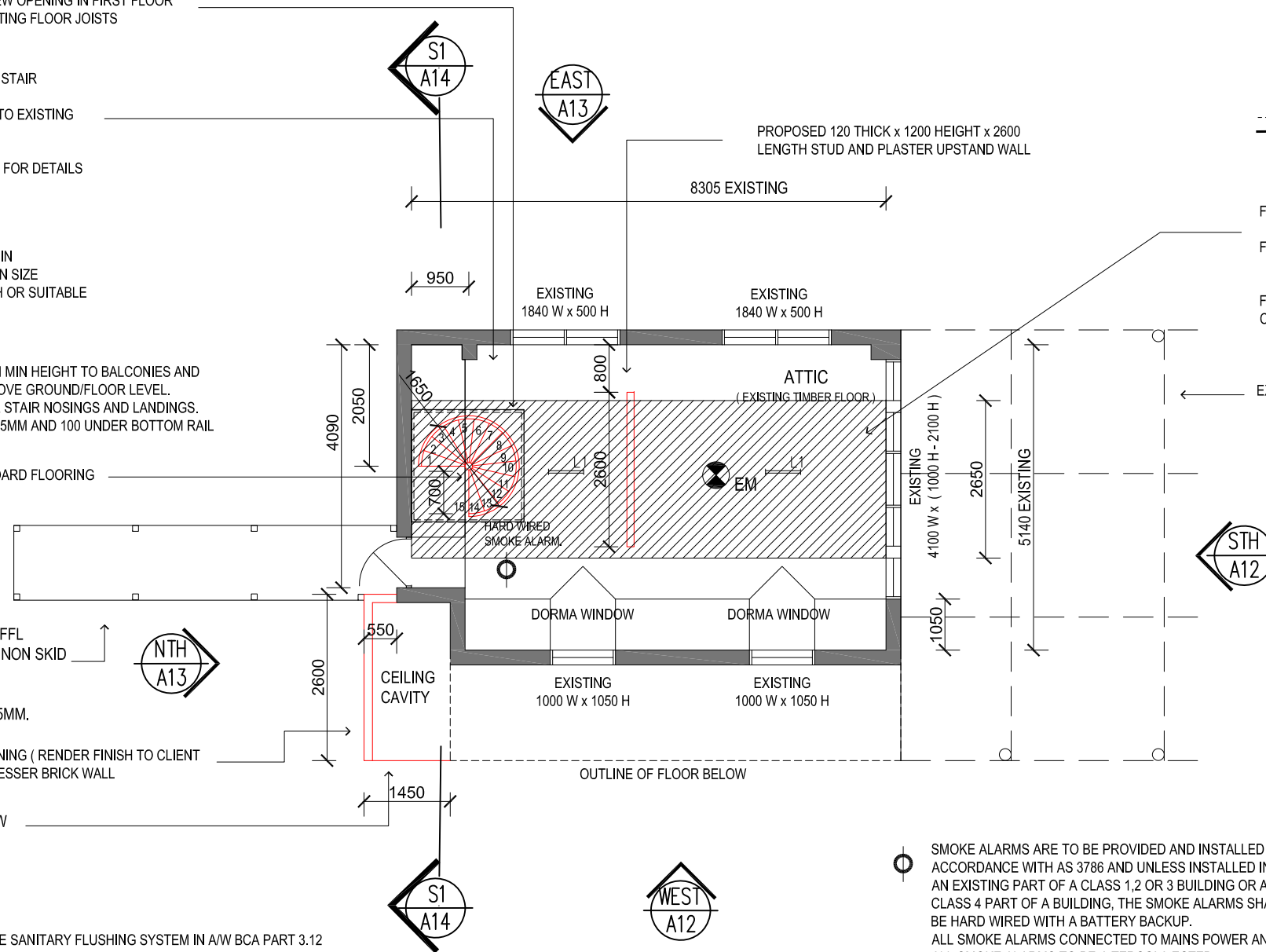
EXISTING TIMBER GANTRY WALKWAY.
EXISTING BALUSTRADE HEIGHT 1100mm FFL
PROVIDE NON-SLIP FINISH OR SUITABLE NON SKID
STRIP NEAR RAMP EDGE .

MAX GAP BETWEEN BALUSTERS MAX 125MM.

90 mm STUD FRAME WITH CEMENT SHEET LINING (RENDER FINISH TO CLIENT
SPECIFICATION) WALL ABOVE PROPOSED BESSER BRICK WALL

PROPOSED BATHROOM ADDITION BELOW

RAINWATER TANKS TO BE CONNECTED TO THE SANITARY FLUSHING SYSTEM IN A/W BCA PART 3.12



SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN
ACCORDANCE WITH AS 3786 AND UNLESS INSTALLED IN
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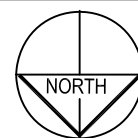
EM ALL NEW CEILING MOUNTED RECESSED EMERGENCY LUMINAIRE.
ENSURE INSTALLATION IN A/W AS 2293.1

EXISTING FIRST LEVEL PERIMETER GLAZING TO BE TREATED
WITH SOLAR FILM TO A HEIGHT OF 1000mm MIN IN ORDER TO
ACHIEVE TYPE A SAFETY RATING IN A/W BCA 1.2 AND AS 1288

ALL FIRST LEVEL OPENABLE WINDOWS TO BE PROVIDED WITH
A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING TO
MAXIMUM 125mm OR PROVIDE SCREEN WITH SECURE FIXINGS
IN A/W BCA 3.9.2.5 AND BCA 2.24
THE DEVICE OR SCREEN MUST ALSO BE ABLE TO WITHSTAND AN
OUTWARD HORIZONTAL FORCE OF 250 N

MUD BRICK
PROPOSED FIRST FLOOR PLAN 1:100

REVISIONS	DATE	ISSUE	AMENDMENT	BY
	22.08.18	A	PER BS COMMENTS	
	06.01.20	B	ISSUE AS BUILTS	

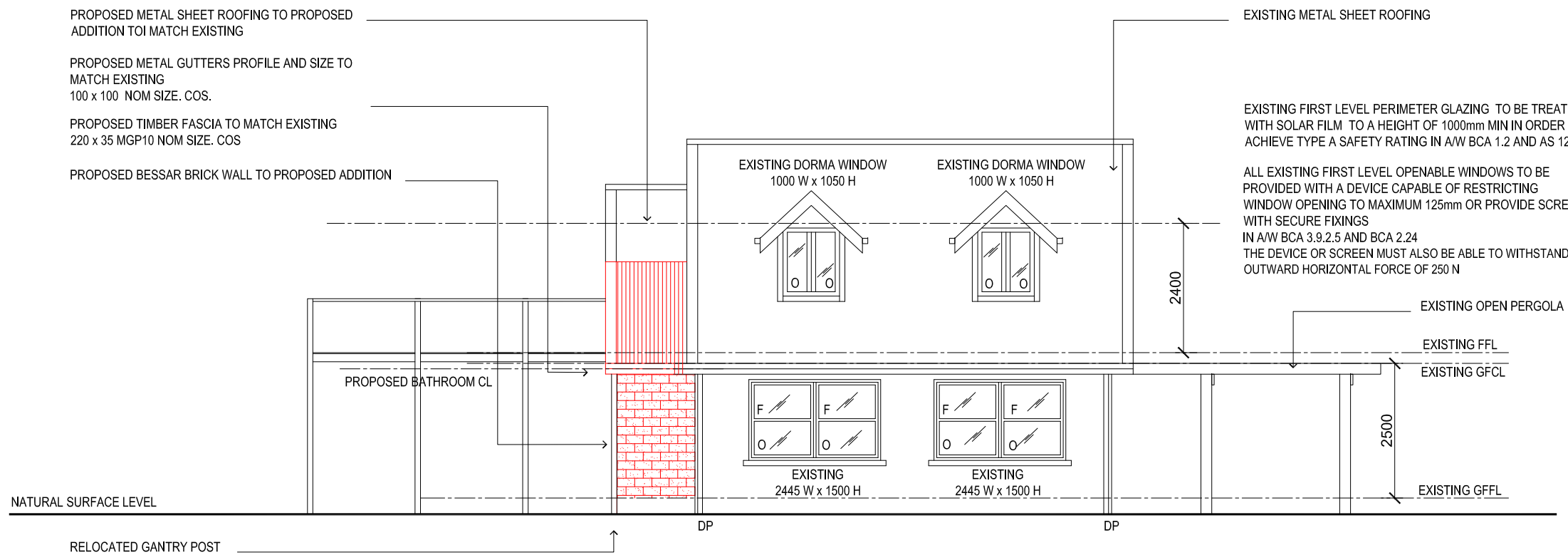


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ALEXANDRA VIC 3714

PROJECT
PROPOSED ADDITIONS TO EXISTING SINGLE STOREY
& DOUBLE STOREY MUD BRICK DWELLINGS
SHEET TITLE
DEMOLITION / EXIST FIRST FLOOR PLAN

DRAWING No - 2018.031
SHEET No - 11 OF 16
ISSUE - 1 REV B
DATE - 16.04.18
DRAWN - GB
CHECKED - MH



EXISTING METAL SHEET ROOFING

EXISTING FIRST LEVEL PERIMETER GLAZING TO BE TREATED WITH SOLAR FILM TO A HEIGHT OF 1000mm MIN IN ORDER TO ACHIEVE TYPE A SAFETY RATING IN A/W BCA 1.2 AND AS 1288

ALL EXISTING FIRST LEVEL OPENABLE WINDOWS TO BE PROVIDED WITH A DEVICE CAPABLE OF RESTRICTING WINDOW OPENING TO MAXIMUM 125mm OR PROVIDE SCREEN WITH SECURE FIXINGS IN A/W BCA 3.9.2.5 AND BCA 2.24 THE DEVICE OR SCREEN MUST ALSO BE ABLE TO WITHSTAND AN OUTWARD HORIZONTAL FORCE OF 250 N

NATURAL GROUND SURFACES SURROUNDING THE PERIMETER OF BUILDING TO BE GRADED NOT LESS THAN 50MM OVER FIRST 1000MM FROM PERIMETER OF BUILDING

SMOKE ALARMS ARE TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AS 3786 AND UNLESS INSTALLED IN AN EXISTING PART OF A CLASS 1,2 OR 3 BUILDING OR A CLASS 4 PART OF A BUILDING, THE SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACKUP. ALL SMOKE ALARMS CONNECTED TO MAINS POWER AND ALL SMOKE ALARMS TO BE INTERCONNECTED

WINDOW SIDE PANELS WITHIN 300mm OF A DOORWAY, LESS THAN 1200mm FROM THE FLOOR LEVEL AND GREATER THAN 0.5 M2 IN AREA IS TO BE GRADE "A" SAFETY GLASS IN ACCORDANCE WITH AS 1288 AND BCA 3.6.4.5 ADOPT SAME TO WET AREA. ALL GLAZING WITHIN 2000mm OF FLOOR LEVEL

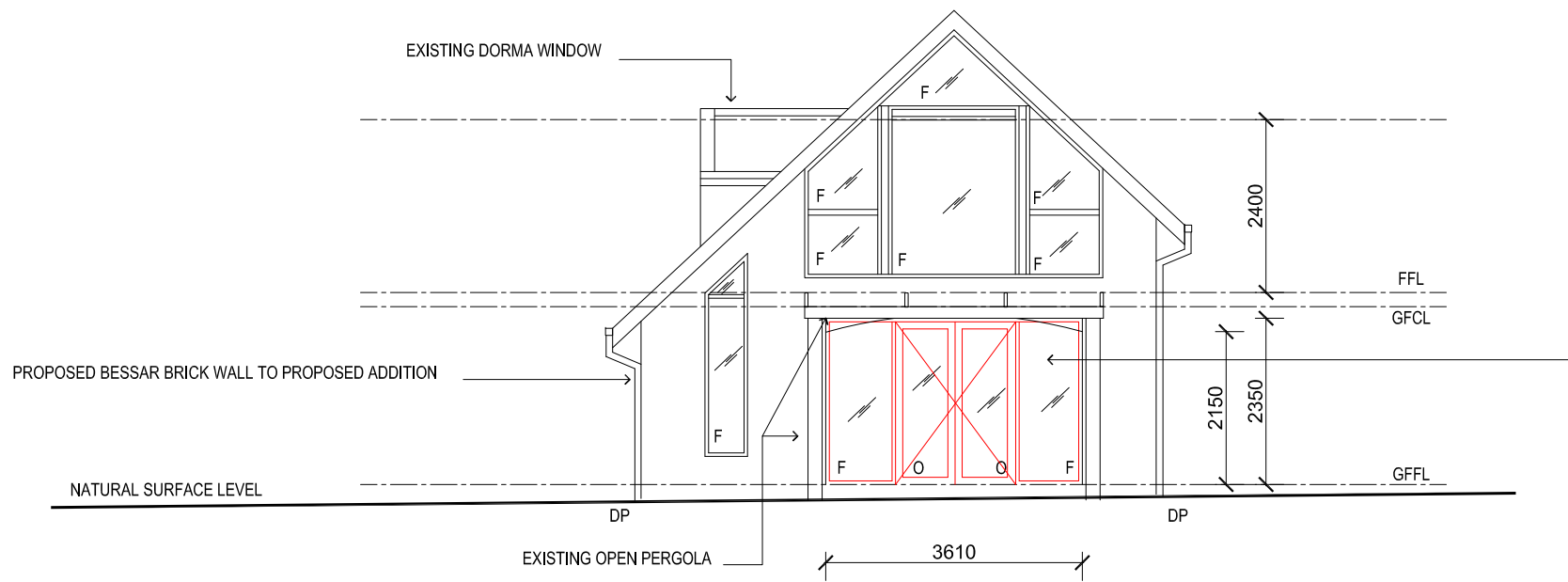
ALL NEW ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART J6 AND TO HAVE MAXIMUM ILLUMINATION DENSITY OF MAXIMUM 5W/M2

WEATHER PROOFING OF MASONRY, DAMP PROOF COURSING, FLASHING ETC ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH BCA PART 3.3.4

ALL EXPOSED FITTING TO BE GALVANISED

ALL EXHAUST FANS TO BE SEALED AND FITTED IN ACCORDANCE WITH BCA 3.12.3.4

MUD BRICK WEST ELEVATION 1:100



PROPOSED TIMBER FRAMED GLAZED DOOR ASSEMBLY TO FIT WITHIN EXISTING DOOR OPENING. 3610 WIDTH x 2350 HEIGHT. MANUFACTURER TO CONFIRM MEASUREMENTS ONSITE.

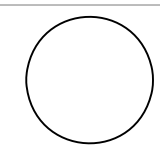
MUD BRICK SOUTH ELEVATION 1:100

CONSTRUCTION ISSUE 1 - REV A

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REVISIONS	DATE	ISSUE	AMENDMENT	BY
	06.01.20	A	ISSUE AS BUILTS	



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PROJECT
PROPOSED ADDITIONS TO EXISTING SINGLE STOREY & DOUBLE STOREY MUD BRICK DWELLINGS
SHEET TITLE
MUD BRICK WEST & SOUTH ELEVATION

DRAWING No - 2018.031
SHEET No - 12 OF 16
ISSUE - 1 . REV A
DATE - 16.04.18
DRAWN - GB
CHECKED - MH

NATURAL GROUND SURFACES SURROUNDING THE PERIMETER OF BUILDING TO BE GRADED NOT LESS THAN 50MM OVER FIRST 1000MM FROM PERIMETER OF BUILDING

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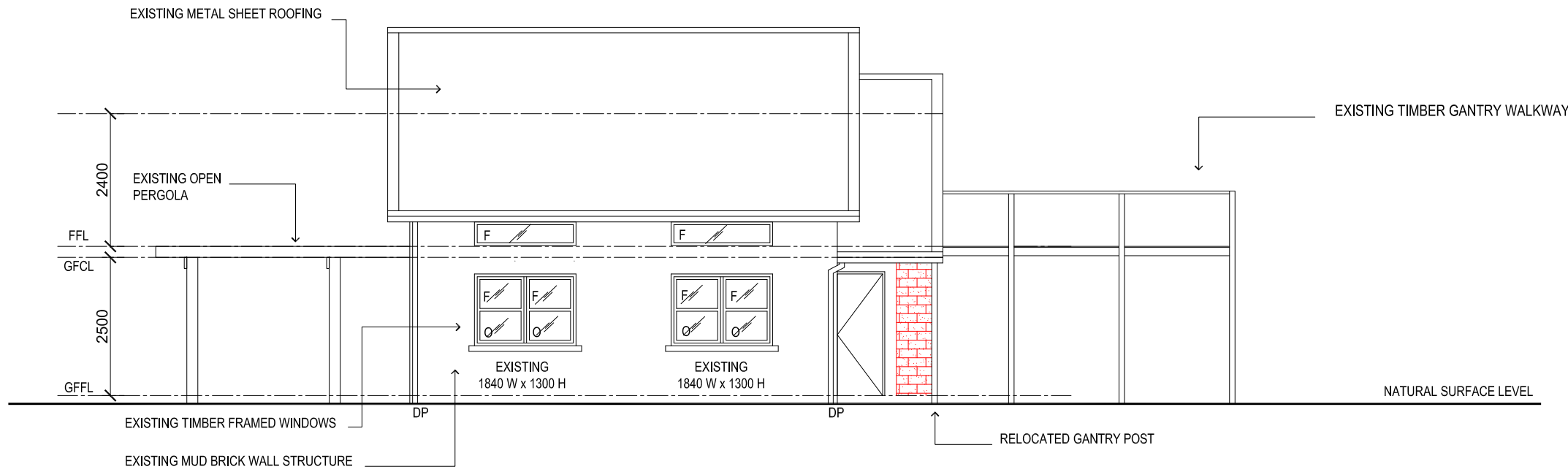
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ALL NEW ARTIFICIAL LIGHTING TO COMPLY WITH BCA PART J6 AND TO HAVE MAXIMUM ILLUMINATION DENSITY OF MAXIMUM 5W/M2

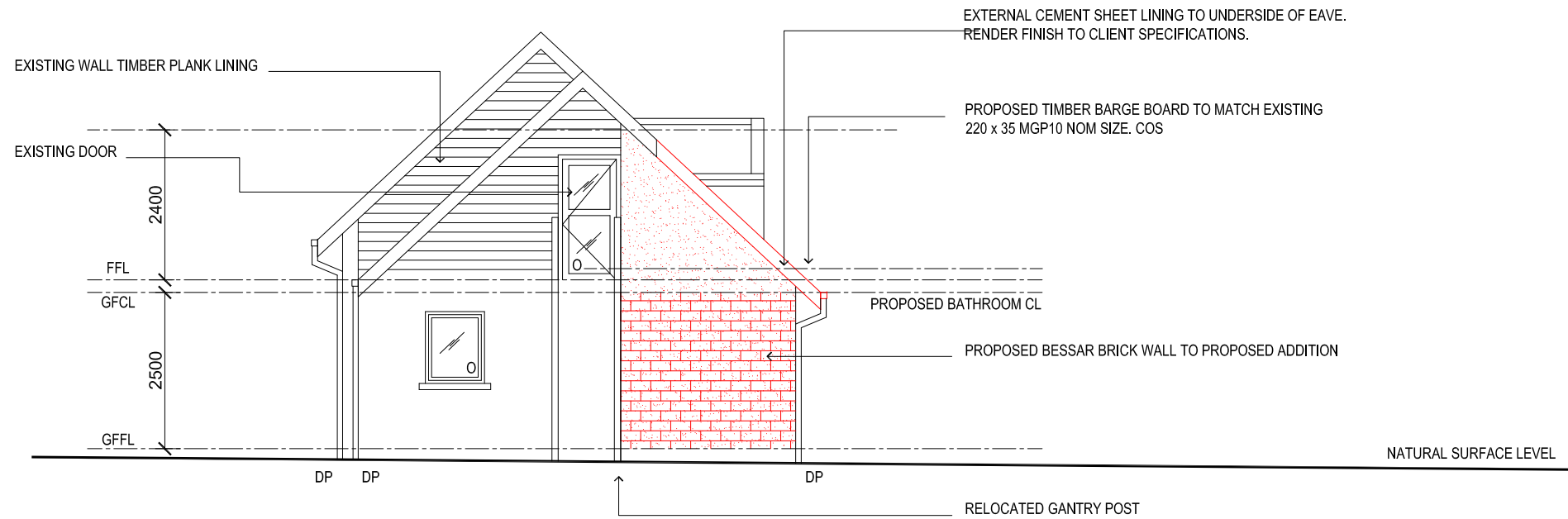
WEATHER PROOFING OF MASONRY, DAMP PROOF COURSING, FLASHING ETC ARE TO BE SELECTED AND INSTALLED IN ACCORDANCE WITH BCA PART 3.3.4

ALL EXPOSED FITTING TO BE GALVANISED

ALL EXHAUST FANS TO BE SEALED AND FITTED IN ACCORDANCE WITH BCA 3.12.3.4



MUD BRICK EAST ELEVATION 1:100



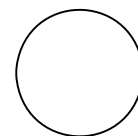
MUD BRICK NORTH ELEVATION 1:100

CONSTRUCTION ISSUE 1 - REV A

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REVISIONS	DATE	ISSUE	AMENDMENT	BY
	06.01.20	A	ISSUE AS BUILTS	



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PROJECT
PROPOSED ADDITIONS TO EXISTING SINGLE STOREY
& DOUBLE STOREY MUD BRICK DWELLINGS
SHEET TITLE
MUD BRICK EAST & NORTH ELEVATION

DRAWING No - 2018.031
SHEET No - 13 OF 16
ISSUE - 1 . REV A
DATE - 16.04.18
DRAWN - GB
CHECKED - MH

22 May 2020

Murrindindi Shire Council

Perkins Street

ALEXANDRA VIC 3714

planning@murrindindi.vic.gov.au

Dear

PLANNING APPLICATION 2020/044 – CHANGE OF USE OF SHED TO GROUP ACCOMMODATION

We are writing in response to the issues raised in the objections from Christine Clark and Keith Davies and Ted and Lyn Norris. The issues raised appear to be the following:

1. Using the property for events

We haven't been using the property for these purposes. We have had a friend request to be married at the property, but they were not charged any money and it was only a ceremony, not a full wedding and reception. It is noted that we did advise our direct neighbours of this at the time out of courtesy, and Mr Norris was included in this notification. We are also happy to ask our friend to provide a letter supporting that this was done as a favour and not for profit.

However, we believe we can have private parties on our own property without a planning permit. Should we ever wish to have a formal event venue, we will ensure we obtain the appropriate approvals.

2. Noise from the building impacting on neighbours

We are concerned about the assertions that there have been multiple occasions where "the noise pollution was that unbearable we had to leave our property". Our dwelling is less than 50 metres away from the building, so any noise impacts would be felt by us as well. In order to assess if this noise was generated by the accommodation, we would request that objectors provide more information, like dates and times, police reports or the like. It was stated that one of these occasions was very recent, however we have not had anyone staying in the property since March. We do not wish to have a negative impact on anyone but are at a loss as to understand when these issues occurred.

However, if it would satisfy the objectors, we are happy to have conditions included in a permit that would provide some comfort to the objectors. For example, the following two conditions could be considered:

- The use or development hereby permitted shall not cause nuisance or injury to, or prejudicially affect the amenity of the locality, by reason of the transportation of materials, goods and commodities to and from the land, the appearance of any building, works, or materials on the land, the emission of noise, vibration, smell, fumes, smoke, vapour, steam soot, ash, dust, waste water, waste products, grit, oil or the presence of vermin or otherwise.

- No external sound amplification equipment or loudspeakers are to be used for the purpose of announcement, broadcast, playing of music or similar purpose, to the satisfaction of the Responsible Authority.

3. Not being permanent residents

The property at 47 Halls Flat Road is our principle place of residence. Whilst I may still spend some time in Melbourne during the week, Cathie is employed locally. We both live in the house in a permanent manner.

In relation to our use of the property as a Bed and Breakfast, we wanted to take the time and provide some background as to why this was occurring. Originally we did not intend to let out the building for short term rental, but were doing the structure up as a detached extension to our main dwelling – we were planning on renovating and extending the main dwelling and were going to locate in this building in the interim. As we thought of the building as part of our home, we believed it fell under the definition of Bed and Breakfast in the Murrindindi Planning Scheme and did not need a planning permit. This definition states that no permit is required “A dwelling used, by a resident of the dwelling, to provide accommodation for persons away from their normal place of residence”.

When we moved here we realised there was a demand for tourist accommodation and were under the impression that tourism was a supported industry in the area. As such, we did use the building for short term accommodation, but this was based on the belief that we didn’t need a planning permit.

We acknowledge that the structure technically has all the facilities that would classify it as a dwelling (as advised by the Building Surveyor) and have accordingly sought to get this retrospective approval for the use of it as group accommodation.

We will remove the listing from the internet to allow it to be used for accommodation until such time as a permit may be granted.

We hope this addresses the concerns raised by the objectors. Please feel free to contact us if you wish to discuss the matter further,

Yours sincerely

Michael & Cathie Harper



Gordons Bridge Road Castella



Road Safety Audit

Audit Stage: Existing Conditions

Report for: Murrindindi Shire Council





Information page

DATE: 20/02/2020

CLIENT: Murrindindi Shire Council

PROJECT NUMBER: S20200040

QUALITY RECORD:

Issue	Date	Description	Prepared By	Reviewed By	Approved By
1	20/02/2020	RSA	Ash Mani Tom Bowrey	Reece Gunther	

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Senior Engineers

Chris Hall | Jackie Pataud | Ray Beavis

Max McCardel | Reece Gunther

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Fahim Zafar | Tom Bowrey | Ash Mani

Associates

Alexandra Douglas | Dave Wright

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Dr Tom Beer | Kenn Beer



ACN: 164 341 084 ABN: 98 164 341 084 Industry Code: 99994
Professional Indemnity Insurance Policy Number: 201908-0659 BIA
Public Liability Insurance Policy Number: 15T2402729
Victorian WorkCover Policy Number: 14074213



1. Executive Summary

Safe System Solutions Pty Ltd has been engaged by Murrindindi Shire Council to undertake an existing conditions Road Safety Audit (RSA) of Gordons bridge Road between Melba Highway and Moore Court, Castella.

A number of issues have been identified associated with the following areas which require further investigation and consideration:

- a) Signage
- b) Delineation
- c) Road Surface
- d) Safety Barrier

These are detailed in Table 9 of the Road Safety Audit report.



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3. List of Abbreviations

AS	Australian Standard
AGRS	Australian Guide to Road Safety
CAM	Chevron Alignment Marker
GREAT	Gating Redirective Energy Absorbing Terminal
RSA	Road Safety Audit

4. List of Tables

Table 1: Safe System Kinetic Energy
Table 2: Safe System Treatment Categories
Table 3: Road Safety Audit Team
Table 4: Inspection and meetings
Table 5: Documents Assessed
Table 6: Likelihood of a crash (Austroads, 2019)
Table 7: Likely severity of a crash (Austroads, 2019)
Table 8: Resulting level of risk (Austroads, 2019)
Table 9: Audit Findings

5. Background

a) Safety Audit Procedure

A road safety audit is a term used internationally to describe an independent review of a road project or existing road to identify any safety or performance concerns. The audit team considers the safety of all road users and qualitatively reports on road safety issues or opportunities for safety improvement. The team also considers other factors that are relevant to the existing site.

A road safety audit is therefore a formal examination of a road project, or any type of project which affects road users (including cyclists, pedestrians, mobility impaired etc.) or an existing road, carried out by an independent qualified team who identify and document road safety concerns. The objective of a Road Safety Audit is to provide reasonable (but not absolute) assurance that potential, foreseeable hazards for all road users when a road is operational which may result in injury (in particular fatal and serious injury) are identified.

A road safety audit is intended to help deliver a safe road system and is **not** a review of compliance with standards.







b) The Safe System

The Austroads Guide to Road Safety Part 6 (2019): Managing Road Safety Audits states that: “for any project, there is a responsibility on the road authority to maximise alignment with Safe System principles”. The Guide continues to offer two methods for achieving this:

1. Undertake a Safe System Assessment in the early stages of the project.
2. Integrate Safe System principles into the Road Safety Audit process.

VicRoads Safe System Assessment Guidelines (2018) states that a Safe System Assessment *must* be undertaken for any Victorian Government project greater than \$5M in value, is *desirable* for where the project value is greater than \$2M and *optional* for projects under \$2M. Where A Safe System Assessment is not undertaken, the project team should document how the project has considered Safe System alignment. Safe System Assessments are most valuable when conducted during the early stages of a project.

Table 1: Safe System Kinetic Energy

	Crash Type	Tolerable (10%) Speed (passenger vehicle)
	Head-On	~70km/h
	Side Impact (90°) Side Impact (45°)	~50km/h ~60km/h
	Side Impact into Point Source Hazard (eg. Tree, Power Pole)	30 – 40km/h
	Pedestrian, Cyclist, Motorcyclist	~30km/h

Source: Austroads (2018).

This RSA has been undertaken to conform with AGRS Part 6: Managing Road Safety Audits (2019). As such, an assessment has been undertaken for each RSA finding to determine if the kinetic energy associated with the possible crash is above tolerable levels (as set out above). Also, each recommendation has been categorised into one of the Austroads Safe System treatment categories described in Table 2 below.



Table 2: Safe System Treatment Categories

Primary	Road planning, design and management considerations that practically eliminate the potential of fatal and serious injuries occurring in association with the foreseeable crash types.
Supporting (step towards)	Road planning, design and management considerations that improve the overall level of safety associated with foreseeable crash types, but not expected to virtually eliminate the potential of fatal and serious injury occurring. Improves the ability for a Primary Treatment to be implemented in the future.
Supporting	Road planning, design and management considerations that improve the overall level of safety associated with foreseeable crash types, but not expected to virtually eliminate the potential of fatal and serious injury occurring. Does not change the ability for a Primary Treatment to be implemented in the future.
Non-Safe System Other Elements	Road planning, design and management considerations that are not expected to achieve an overall improvement in the level of safety associated with foreseeable crash types occurring. Reduces the ability for a primary treatment to be implemented in the future.

Source: Austroads (2018a).

c) The Safety Audit Team

It is a requirement in Victoria that Road Safety Audits are undertaken in teams of two or more, with at least one Senior Road Safety Auditor. Each Auditor must be accredited and registered on VicRoads Register of Road Safety Auditors (www.vrsa.com.au). The team consisted of:

Table 3: Road Safety Audit Team

Senior Road Safety Auditors	Road Safety Auditor
Reece Gunther Safe System Solutions Pty Ltd	Ash Mani Safe System Solutions Pty Ltd Tom Bowrey Safe System Solutions Pty Ltd

d) Site inspections and meetings

A list of site inspections and meetings associated with this Road Safety Audit is provided in the table below:

Table 4: Inspection and meetings

Activity	Location	Date	Time
PRE-AUDIT MEETING	Phone	04.02.2020	1200
DAYTIME SITE INSPECTION	Gordons bridge Road, Castella.	17.02.2020	1500
NIGHTTIME SITE INSPECTION	Gordons bridge Road, Castella.	17.02.2020	2145



e) Documents Assessed

The documents listed in the table below have been reviewed by the Auditors as part of the Road Safety Audit process.

Table 5: Documents Assessed

Document Type	Author/Assessor/Designer	Document Number
SAFE SYSTEM ASSESSMENT	N/A	N/A
DESIGN DOCUMENTS	N/A	N/A
OTHER	N/A	N/A

f) Audit process

This Road Safety Audit has been conducted in accordance with the procedures set out in the *Austrroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austrroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. A review of the site has been completed and the details contained within the supporting documentation examined to identify issues that affect road user safety and other relevant issues. The auditors cannot guarantee that every issue that affects road user safety has been identified. Although the adoption of the audit recommendations will improve the level of safety of the site it will not, however, eliminate all the road user safety risks.

Road Safety Audits are a formal process and the audit findings and recommendations should be documented by the client in writing. If recommendations are not accepted by the client then reasons should be included within the written response. A client is under no obligation to accept all the audit findings and recommendations and should consider these in conjunction with all other project considerations. It is not the role of the auditor to approve the client's response to an audit.

g) Risk assessment

The potential road safety problems identified have been ranked as follows:

A risk rating based on the **likelihood** of a crash occurring as a result of the deficiency together with the potential **consequence** of that crash.

The risk ratings adopted are:

- ⇒ **Intolerable**
- ⇒ **High**
- ⇒ **Medium**
- ⇒ **Low**

Tables 6 to 8 below show the risk rating process.



Table 6: Likelihood of a crash (Austroads, 2019)

Frequency	Description
Frequent	Once or more per week
Probable	Once or more per year (but less than once a week)
Occasional	Once every five to ten years
Improbable	Less often than once every ten years

Table 7: Likely severity of a crash (Austroads, 2019)

Severity	Description	Examples
Catastrophic	Likely multiple deaths	<ul style="list-style-type: none"> - High speed, multi-vehicle crash on a freeway - Car runs into crowded bus stop - Bus and petrol tanker collide - Collapse of a bridge or tunnel
Serious	Likely deaths or serious injury	<ul style="list-style-type: none"> - High or medium speed vehicle/vehicle collision - High or medium speed collision with a fixed roadside object - Pedestrian or cyclists struck by a car
Minor	Likely minor injury	<ul style="list-style-type: none"> - Some low speed vehicle collisions - Cyclist falls from bicycle at low speed - Left-turn rear-end crash in a slip lane
Limited	Likely trivial injury or property damage only	<ul style="list-style-type: none"> - Some low speed vehicle collisions - Pedestrian walks into object (no head injury) - Car reverses into post

Table 8: Resulting level of risk (Austroads, 2019)

	Frequent	Probable	Occasional	Improbable
Catastrophic	Intolerable	Intolerable	Intolerable	High
Serious	Intolerable	Intolerable	High	Medium
Minor	Intolerable	High	Medium	Low
Limited	High	Medium	Low	Low



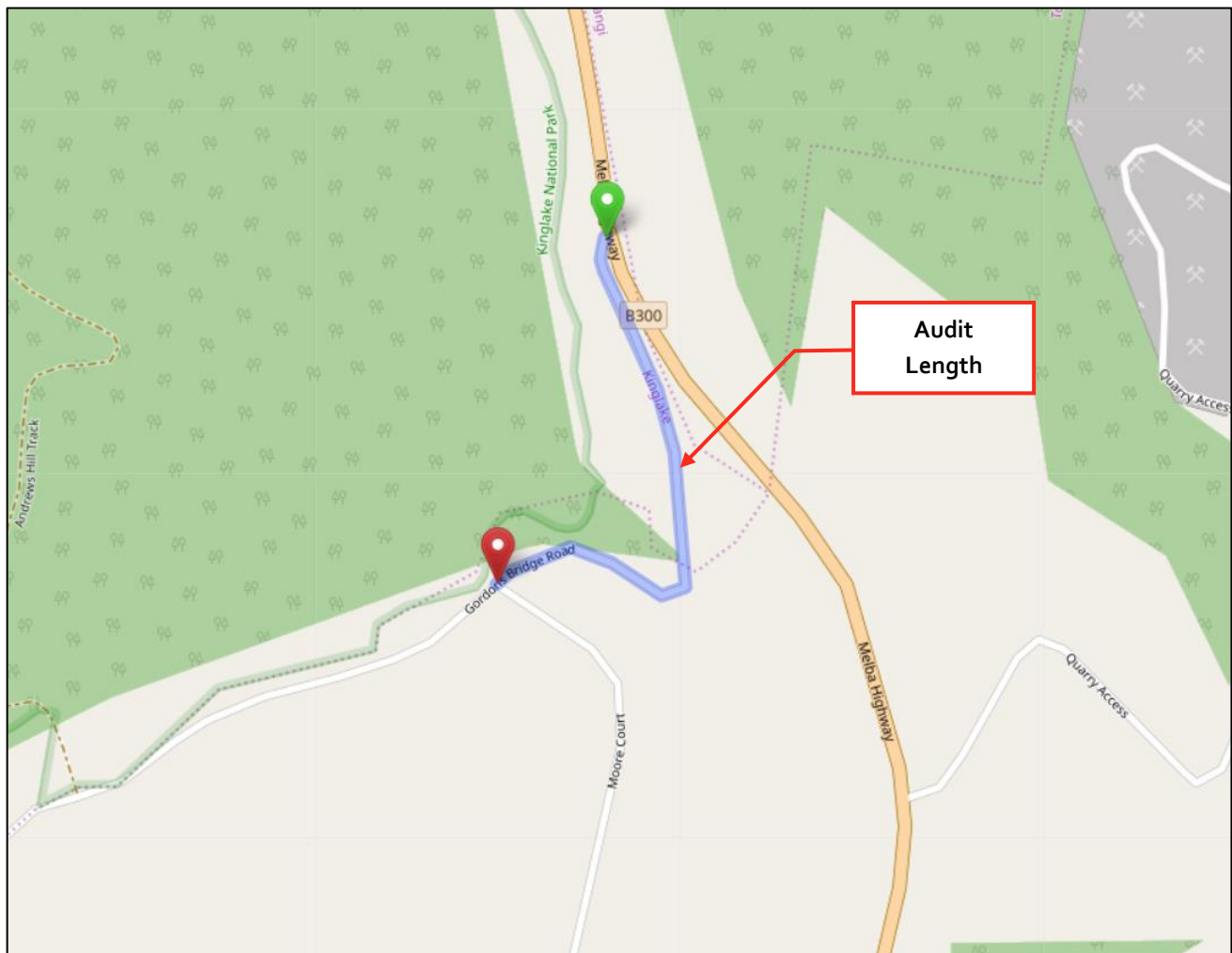
6. Scope of Audit

The subject of this audit is Gordons Bridge Road between Melba Highway and Moore Court, Castella. Castella is a small regional township located 1.5-hour drive north of Melbourne and is situated on the Melba Highway. Gordons Bridge Road is a local road that provides a north-south connection for local residents between Melba Highway and Healesville-Kinglake Road, the road borders the forest and a mixture farmland and small rural acreages in undulating topography. Gordons Bridge Road is an unsealed single lane two-way local road with no shoulders and a default speed limit of 100km/h

Moore Court is an unsealed single-lane two-way local road with no shoulders that services approximately 8 private properties. It also features a default speed limit of 100km/h.

There have been zero police recorded crashes along the subject length in the 5-year period ending December 2019.

Figure 1: Map of audit location (source: OpenStreetMap)







7. Audit Findings and Recommendations

The findings and recommendations of the Road Safety Audit can be found in Table 9 below.

Table 9: Audit Findings




Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>a) Signage</p> <p>i. It was observed onsite that a number of temporary signs 'slippery road surface' (TC-212-1) and a 'loose stones' (TC-213-1) are have come free of their mountings and lying at the side of the road. As a result, motorists may not be alert to the change in road conditions ahead increase the risk of run-off road type crashes, this is especially the case in low light conditions.</p>	<p>Improbable Limited Low</p>	<p>Below tolerable</p>	<p>If temporary signs are still applicable consider re-mounting the signs and ensure that the signs are facing oncoming traffic so as to maximise visibility, particularly in low light conditions (S)</p>			

Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>ii. The bridge over the Yea River features is single lane motorists traveling along Gordons Bridge Road may not be aware that they have to give-way to oncoming traffic at this location due to the lack of signage increasing the likelihood of head-on collisions on the bridge.</p> <div style="display: flex; justify-content: space-around;">   </div>	<p>Improbable Minor Low</p>	<p>Below tolerable</p>	<p>Consider installing narrow bridge warning signs (W4-1) and one lane signs (W8-16) on both approaches to the bridge (in accordance with AS1742.2, clause 4.6.6.3), so as to alert motorists to the narrow road width on the bridge (S)</p> <div style="display: flex; justify-content: space-around; align-items: center;">  <p>W4-1</p> </div> <div style="display: flex; justify-content: space-around; align-items: center;">  <p>W8-16</p> </div>			





Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>b) Delineation</p> <p>i. There are multiple sections of the road that feature guide posts at non-standard spacing, while some locations do not have any guideposts at all. Furthermore, it was noted that guideposts were not present on the outside and/or inside of curves. Motorists traveling along Gordons Bridge Road may not be alert to the road conditions ahead, (this is especially the case in poor in low light conditions) increasing the likelihood of run-off road type crashes.</p>	<p>Improbable</p> <p>Serious</p> <p>Medium</p>	<p>Above tolerable (important)</p>	<p>Consider installing guideposts (with retro-reflective delineators) along the road and at curve locations, at a spacing specified in Section 4.2 of AS1742.2 (S)</p>			



Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>ii. Gordons Bridge Road east of Moore Court features a number of sharp curves in quick succession which are poorly delineated. Auditors are concerned that the existing guideposts at this location do not adequately delineate the road for motorists increasing the likelihood of run-off road type crashes at this location.</p> <div style="display: flex; justify-content: space-around;">   </div> <p>Auditors Note: There are a number of large trees and steep batters located on the outside of curve at these locations.</p>	<p>Improbable Serious Medium</p>	<p>Above tolerable (important)</p>	<p>P - Primary S - Supporting</p>	<p>ST – Step Towards N – Non-Safe System</p>		
			<p>Consider installing a protective barrier system (such as flexible W-beam) along the outside of the curve, to protect errant motorists from trees and other hazards in accordance with VicRoads RDN 06-08 & 06-04 (P)</p> <p>Consider installing CAMs along the outside of the curve to provide additional delineation to alert motorists to the steep verge and other hazards (S)</p> <div style="text-align: center;">  <p>D4-6</p> </div> <p>Consider installing guideposts (with retro-reflective delineators) along the road and at curve locations, at a spacing specified in Section 4.2 of AS1742.2 (S)</p>			



Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
c) Road Surface						
<p>i. Onsite investigations revealed that there are a number of potholes along the route. Motorists that hit a large pot hole at speed may result in loss of control and vehicle damage and crashes at these locations.</p> 	Occasional Limited Low	Below tolerable		<p>Consider in-filling the major potholes as soon as practically possible (S)</p> <p>Monitor and review the surface conditions periodically and take remediation works where required (N)</p>		
<p>ii. The existing bell-mouth seal at the Melba Highway and Gordons Bridge Road intersection is in poor condition, It was observed that gravel and loose debris is being tracked from Gordons Bridge Road (unsealed) into braking areas and the intersection with Melba Highway with motorists may experiencing poor grip when attempting to accelerate/brake increasing the risk of intersection type crashes at this location. Additionally, the intersection pavement marking is badly worn (hold line, dividing line and pavement arrows on Gordons Bridge Road) increasing the risk of unsafe movements at this location.</p> 	Occasional Minor Medium	Below tolerable		<p>Consider the following intersection treatments:</p> <ul style="list-style-type: none"> Extending the seal along Gordons Bridge Road and re-sealing at the intersection location (P) Reinstating the pavement parking at the intersection to improve delineation (S) 		



Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>d) Safety Barriers</p> <p>i. At the bridge that crosses the Yea River type B barriers have been installed across the structure to prevent vehicles from driving off the bridge and into the river, however the existing barriers are short in length and as such an errant vehicle that departs the road on the approach to the bridge may strike a tree or end up in the river resulting in a crash. Additionally, the existing barriers do not have an approach terminal or departure terminals an errant vehicle that departs the road and impacts the barrier may not be contained or impaled by the barrier</p>	<p>Improbable Serious Medium</p>	<p>Above tolerable (important)</p>	<p>Consider the following barrier improvements at this location:</p> <ul style="list-style-type: none"> Extending the barriers for the approach and departures to shield trees and the river where practically possible (P) Flaring the barriers and terminals to shield the roadside and reduce likelihood of nuisance impacts (P) Installing GREAT for each approach in accordance with VicRoads RDN 06-08 & 06-04 (P) Install VicRoads approved Trailing terminals on departures of structure at constrained locations (S) 			



8. Conclusion

This Road Safety Audit has been conducted in accordance with the procedures set out in the *Austrroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austrroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. The site has been inspected and the supporting documentation has been examined. The findings, recommendations and Safe System elements are provided for consideration by the client and any other interested parties.

Auditors:

A handwritten signature in black ink, appearing to read "Reece Gunther", written over a horizontal dotted line.

20.02.2020

Reece Gunther BEng (Hons)
Senior Road Safety Auditor

A handwritten signature in black ink, appearing to read "Ash Mani", written over a horizontal dotted line.

20.02.2020

Ash Mani MEng
Road Safety Auditor

A handwritten signature in black ink, appearing to read "Tom Bowrey", written over a horizontal dotted line.

20.02.2020

Tom Bowrey BEng (Hons)
Road Safety Auditor



Appendix A

Site Photos



Photo 1: Intersection of Melba Hwy and Gordons Bridge Rd – Facing north



Photo 2: Gordons Bridge Road – Facing south-west



Photo 3: Gordons Bridge Road – Facing south-east



Photo 4: Bridge over Yea River – Facing south



Photo 5: Gordons Bridge Road – Facing north-east



Photo 6: Intersection of Gordons Bridge Rd and Moore Ct – Facing east



Photo 7: Gordons Bridge Road – Facing south (NIGHT)



Photo 8: Gordons Bridge Road – Facing east (NIGHT)



Brooks Cutting Road Alexandra



Road Safety Audit

Audit Stage: Existing Conditions

Report for: Murrindindi Shire Council

safesystemsolutions.com.au





Information page

DATE: 20/02/2020

CLIENT: Murrindindi Shire Council

PROJECT NUMBER: S20200040

QUALITY RECORD:

Issue	Date	Description	Prepared By	Reviewed By	Approved By
1	20/02/2020	RSA	Ash Mani Tom Bowrey	Reece Gunther	

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ROAD SAFETY · AUDITING · ENGINEERING · PROJECT DEVELOPMENT

ACN: 164 341 084 ABN: 98 164 341 084 Industry Code: 99994
Professional Indemnity Insurance Policy Number: 201908-0659 BIA
Public Liability Insurance Policy Number: 15T2402729
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1. Executive Summary

Safe System Solutions Pty Ltd has been engaged by Murrindindi Shire Council to undertake an existing conditions Road Safety Audit (RSA) of Brooks Cutting Road between Swann Road and chainage 1700.

A number of issues have been identified associated with the following areas which require further investigation and consideration:

- a) Delineation
- b) Signage
- c) Roadside Hazards
- d) Safety Barrier

These are detailed in Table 9 of the Road Safety Audit report.



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The Austroads Guide to Road Safety Part 6 (2019): Managing Road Safety Audits states that: “for any project, there is a responsibility on the road authority to maximise alignment with Safe System principles”. The Guide continues to offer two methods for achieving this:

1. Undertake a Safe System Assessment in the early stages of the project.
2. Integrate Safe System principles into the Road Safety Audit process.

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	Pedestrian, Cyclist, Motorcyclist	~30km/h

Source: Austroads (2018).

This RSA has been undertaken to conform with AGRS Part 6: Managing Road Safety Audits (2019). As such, an assessment has been undertaken for each RSA finding to determine if the kinetic energy associated with the possible crash is above tolerable levels (as set out above). Also, each recommendation has been categorised into one of the Austroads Safe System treatment categories described in Table 2 below.



Table 2: Safe System Treatment Categories

Primary	Road planning, design and management considerations that practically eliminate the potential of fatal and serious injuries occurring in association with the foreseeable crash types.
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Source: Austroads (2018a).

c) The Safety Audit Team

It is a requirement in Victoria that Road Safety Audits are undertaken in teams of two or more, with at least one Senior Road Safety Auditor. Each Auditor must be accredited and registered on VicRoads Register of Road Safety Auditors (www.vrsa.com.au). The team consisted of:

Table 3: Road Safety Audit Team

Senior Road Safety Auditors	Road Safety Auditor
<p>Reece Gunther Safe System Solutions Pty Ltd</p>	<p>Ash Mani Safe System Solutions Pty Ltd</p> <p>Tom Bowrey Safe System Solutions Pty Ltd</p>

d) Site inspections and meetings

A list of site inspections and meetings associated with this Road Safety Audit is provided in the table below:

Table 4: Inspection and meetings

Activity	Location	Date	Time
PRE-AUDIT MEETING	Phone	04.02.2020	1200
DAYTIME SITE INSPECTION	Gordons bridge Road, Castella.	17.02.2020	1615
NIGHTTIME SITE INSPECTION	Gordons bridge Road, Castella.	17.02.2020	2045



e) Documents Assessed

The documents listed in the table below have been reviewed by the Auditors as part of the Road Safety Audit process.

Table 5: Documents Assessed

Document Type	Author/Assessor/Designer	Document Number
SAFE SYSTEM ASSESSMENT	N/A	N/A
DESIGN DOCUMENTS	N/A	N/A
OTHER	N/A	N/A

f) Audit process

This Road Safety Audit has been conducted in accordance with the procedures set out in the *Austrroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austrroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. A review of the site has been completed and the details contained within the supporting documentation examined to identify issues that affect road user safety and other relevant issues. The auditors cannot guarantee that every issue that affects road user safety has been identified. Although the adoption of the audit recommendations will improve the level of safety of the site it will not, however, eliminate all the road user safety risks.

Road Safety Audits are a formal process and the audit findings and recommendations should be documented by the client in writing. If recommendations are not accepted by the client then reasons should be included within the written response. A client is under no obligation to accept all the audit findings and recommendations and should consider these in conjunction with all other project considerations. It is not the role of the auditor to approve the client's response to an audit.

g) Risk assessment

The potential road safety problems identified have been ranked as follows:

A risk rating based on the **likelihood** of a crash occurring as a result of the deficiency together with the potential **consequence** of that crash.

The risk ratings adopted are:

- ⇒ **Intolerable**
- ⇒ **High**
- ⇒ **Medium**
- ⇒ **Low**

Tables 6 to 8 below show the risk rating process.



Table 6: Likelihood of a crash (Austroads, 2019)

Frequency	Description
Frequent	Once or more per week
Probable	Once or more per year (but less than once a week)
Occasional	Once every five to ten years
Improbable	Less often than once every ten years

Table 7: Likely severity of a crash (Austroads, 2019)

Severity	Description	Examples
Catastrophic	Likely multiple deaths	<ul style="list-style-type: none"> - High speed, multi-vehicle crash on a freeway - Car runs into crowded bus stop - Bus and petrol tanker collide - Collapse of a bridge or tunnel
Serious	Likely deaths or serious injury	<ul style="list-style-type: none"> - High or medium speed vehicle/vehicle collision - High or medium speed collision with a fixed roadside object - Pedestrian or cyclists struck by a car
Minor	Likely minor injury	<ul style="list-style-type: none"> - Some low speed vehicle collisions - Cyclist falls from bicycle at low speed - Left-turn rear-end crash in a slip lane
Limited	Likely trivial injury or property damage only	<ul style="list-style-type: none"> - Some low speed vehicle collisions - Pedestrian walks into object (no head injury) - Car reverses into post

Table 8: Resulting level of risk (Austroads, 2019)

	Frequent	Probable	Occasional	Improbable
Catastrophic	Intolerable	Intolerable	Intolerable	High
Serious	Intolerable	Intolerable	High	Medium
Minor	Intolerable	High	Medium	Low
Limited	High	Medium	Low	Low

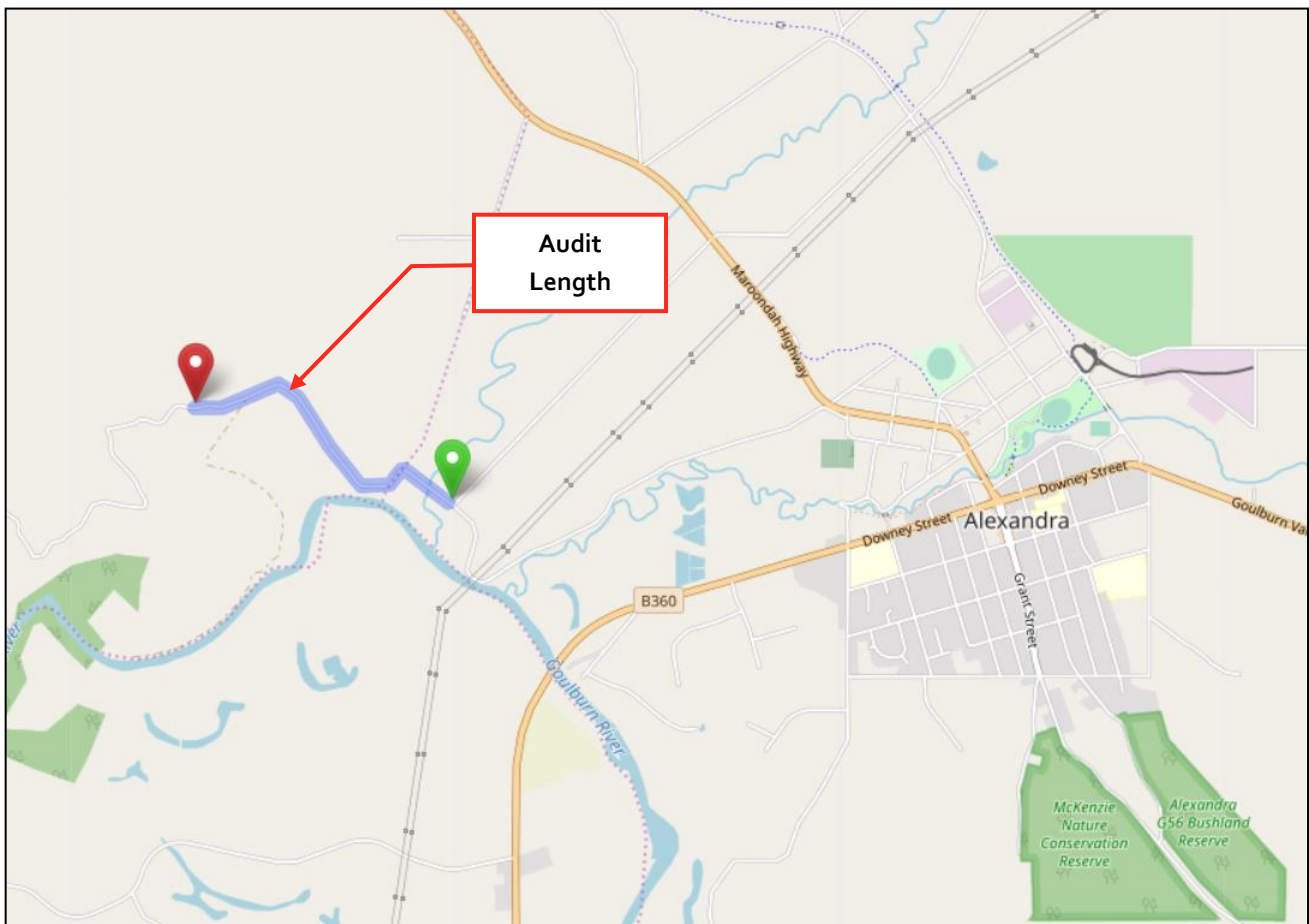
6. Scope of Audit

The subject of this audit is Brooks Cutting Road between Swann Road and the gated section, Alexandra. Alexandra is a small regional township located 2 hour's drive north of Melbourne and is situated on the Goulburn River. Brooks Cutting Road is a local road that provides an east-west connection for local residents to Swann Road. The surrounding land use is a mixture farmland and small rural acreages in undulating topography. Brooks Cutting Road is an unsealed single lane two-way local road with no shoulders and a default speed limit of 100km/h

Swann Road is a sealed single-lane two-way local road with no shoulders and a posted speed limit of 80km/h. It provides a north-south link for local residents to Maroondah Highway (B340).

There have been no police recorded crashes along the subject length in the 5-year period ending December 2019.







Figure 1: Map of audit location (source: OpenStreetMap)





7. Audit Findings and Recommendations

The findings and recommendations of the Road Safety Audit can be found in Table 9 below.



Table 9: Audit Findings

Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>a) Delineation</p> <p>i. There are a number of curves along the route that may not be easily perceived by oncoming motorists. This is due to the vertical geometry of the road, vegetation, and lack of signage and poor delineation. This problem is exacerbated in low light conditions, where the lack of street lighting and retro-reflective delineation results in severely reduced visibility. Coupled with the high-speed nature of the road, motorists that are not aware of upcoming curves have an increased likelihood of running off the road.</p>	Occasional Serious High	Above tolerable (important)	Consider installing CAMs (D4-6) along sub-standard curves, in accordance with AS1742.2, clause 4.4.7.11 and Figure 4.6. This will help delineate the curves, particularly in low light conditions (S)			
<div style="display: flex; flex-wrap: wrap;">     </div>			 <p>D4-6</p> <p>In order to increase awareness of upcoming curves, consider installing curve warning signs (W1-3) on approaches to curves that may not be readily perceived by motorists. This is in accordance with AS1742.2, clause 4.4.7.3 and Figure 4.5 (S)</p>  <p>W1-3</p>			





Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>ii. There are multiple sections of the road that feature guideposts at non-standard spacing, while some locations do not have any guideposts at all. Furthermore, it was noted that guideposts were not present on the outside and/or inside of some curves. This results in poor delineation of the road in low light conditions, which increases the likelihood of run-off road type crashes.</p> 	<p>Improbable Serious Medium</p>	<p>Above tolerable (important)</p>	<p>Consider installing guideposts (with retro-reflective delineators) along the route, at a spacing specified in section 4.2 of AS1742.2 (S)</p>			
<p>b) Signage</p>						
<p>i. The width marker on the left side of the bridge facing northbound traffic is partially obscured by vegetation.</p> 	<p>Improbable Minor Low</p>	<p>Below tolerable</p>	<p>Consider trimming vegetation to ensure oncoming motorists have adequate visibility of the width marker (S)</p>			



Audit Findings	Level of Risk	Safe System Energy	Recommendations	Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No
<p>ii. The T-intersection at Swann Road, Brooks Cutting Road and Binns-McRaes Road is signed with two unidirectional hazard markers (D4-1-2). Given the high-speed nature of Swann Road (80km/h) and lack of any other warning signs, these narrow markers offer limited visibility and may not adequately alert motorists to the upcoming T-intersection. In addition, the hazard marker pointing towards Brooks Cutting Road is not retro-reflective, meaning visibility in low light conditions is extremely poor.</p>	<p>Improbable Minor Low</p>	<p>Below tolerable</p>	<p>Consider replacing both hazard markers with two standard retro-reflective unidirectional hazard boards (D4-1-1), in accordance with AS1742.2, clause 2.11.2 and clause 4.6.7.2 (S)</p>  <p>D4-1-1</p>		
<p>iii. The bridge over the Johnson Creek features width hazard markers (D4-3) on all four sides and a narrow width that only allows a single vehicle to cross the bridge at a time. However, there is no signage that alerts motorists to the narrowing of the road, which increases the likelihood of head-on collisions on the bridge.</p>	<p>Improbable Minor Low</p>	<p>Below tolerable</p>	<p>Consider installing narrow bridge warning signs (W4-1) and one lane signs (W8-16) on both approaches to the bridge (in accordance with AS1742.2, clause 4.6.6.3), so as to alert motorists to the narrow road width on the bridge (S)</p>  <p>W4-1 W8-16</p>		



Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
c) Roadside Hazards						
<p>i. There is an open concrete drainage channel along the north side of the road, that begins just south of the Brooks River Reserve Campground access and extends approximately 120m southeast. As the location of the channel is in close proximity to the road providing little margin for error, an errant vehicle that departs the road at this location may end up in the channel.</p>  <p>Auditors Note: Motorists maybe required to pull free of the road in order to safely pass one another, increasing the risk of crashes at this location.</p>	<p>Improbable Minor Low</p>	<p>Below tolerable</p>	<p>Consider covering the channel with concrete, creating a closed channel draining system (P)</p> <p>Consider providing additional guideposts (with retro-reflective delineators) along the route section, to alert motorists to the channel in low light conditions (S)</p>			
<p>ii. There are a number of existing culverts along the side of the road and at private access points that have vertical faced culvert end walls or none at all. Motorists traveling along Brook Cutting Road are traveling at high speed, so errant vehicles that departs the road may collide with the culvert end-wall, resulting in a crash.</p> 	<p>Improbable Serious Medium</p>	<p>Above tolerable (important)</p>	<p>Consider installing driveable end walls at existing culverts in accordance with VicRoads SD1991 & 1992.(P)</p>			



Audit Findings	Level of Risk	Safe System Energy	Recommendations		Responsible Officer	
			P - Primary S - Supporting	ST – Step Towards N – Non-Safe System	Accept Yes/No	Comments
<p>d) Safety Barriers</p> <p>i. At Johnson Creek bridge type B barriers have been installed across the structure to prevent vehicles from driving off the bridge and into the river, however the existing barriers are short in length and as such an errant vehicle that departs the road on the approach to the bridge may strike a tree or end up in the river resulting in a crash. Additionally, the existing barriers do not have an approach terminal or departure terminals an errant vehicle that departs the road and impacts the barrier may not be contained or impaled by the barrier.</p>	<p>Improbable</p> <p>Serious</p> <p>Medium</p>	<p>Above tolerable (important)</p>	<p>Consider the following barrier improvements at this location:</p> <ul style="list-style-type: none"> Extending the barriers for the approach and departures to shield trees and the river where practically possible (P) Flaring the barriers and terminals to shield the roadside and reduce likelihood of nuisance impacts (P) Installing GREAT for each approach in accordance with VicRoads RDN 06-08 & 06-04 (P) Install VicRoads approved Trailing terminals on departures of structure at constrained locations (S) <p>NOTE: There are existing private access points on the southside of the structure, develop barrier layouts to ensure access is maintained at these locations.</p>			



8. Conclusion

This Road Safety Audit has been conducted in accordance with the procedures set out in the *Austrroads Guide to Road Safety Part 6: Managing Road Safety Audits (2019)* and *Austrroads Guide to Road Safety Part 6A: Implementing Road Safety Audits (2019)*. The site has been inspected and the supporting documentation has been examined. The findings, recommendations and Safe System elements are provided for consideration by the client and any other interested parties.

Auditors:

A handwritten signature in black ink, appearing to read "Reece Gunther", written over a horizontal dotted line.

20.02.2020

Reece Gunther BEng (Hons)
Senior Road Safety Auditor

A handwritten signature in black ink, appearing to read "Ash Mani", written over a horizontal dotted line.

20.02.2020

Ash Mani MEng
Road Safety Auditor

A handwritten signature in black ink, appearing to read "Tom Bowrey", written over a horizontal dotted line.

20.02.2020

Tom Bowrey BEng (Hons)
Road Safety Auditor



Appendix A

Site Photos



Photo 1: Intersection of Swann Road, Brooks Cutting Road and Binns-McRaes Road – Facing east



Photo 2: Johnsons Creek bridge – Facing north-west



Photo 3: Brooks Cutting Road – Facing north-west



Photo 4: Brooks Cutting Road – Facing west



Photo 5: Brooks Cutting Road – Facing east



Photo 6: Brooks Cutting Road – Facing south-east



Photo 7: Brooks Cutting Road – Facing south-east (NIGHT)



Photo 8: Johnson Creek bridge – Facing south-east (NIGHT)